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**Indicative Selling Price**

\$1,450,000 - \$1,595,000

**Median House Price**

Year ending March 2017: \$1,230,000



4 3 2

**Rooms:**

**Property Type:** House

**Land Size:** 750 sqm

Agent Comments

## Comparable Properties



21 Oliver Rd TEMPLESTOWE 3106 (REI)

Agent Comments

4 3 2

**Price:** \$1,552,000

**Method:** Private Sale

**Date:** 01/02/2017

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 509 sqm



2 Twyford CI DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 799 sqm

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 38 Treevalley Drive, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,595,000

#### Median sale price

Median price \$1,230,000 House X Suburb Doncaster East

Period - From 01/04/2016 to 31/03/2017 Source REIV

#### Comparable property sales

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