

## 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 14 Morello Circle, 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 \$1,120,000 & \$1,232,000

#### Median sale price

Median price \$929,000

Unit X

Suburb Doncaster East

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/9 Amelia Cr DONCASTER EAST 3109	\$1,226,000	27/05/2017
2/16 Maxia Rd DONCASTER EAST 3109	\$1,220,000	08/04/2017
17a Avocet St DONCASTER EAST 3109	\$1,180,000	10/04/2017



**Rooms:**

**Property Type:** Townhouse

**Land Size:** 253 sqm approx

**Agent Comments**

## Comparable Properties



**1/9 Amelia Cr DONCASTER EAST 3109 (REI)**

**Agent Comments**



**Price:** \$1,226,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 249 sqm approx



**2/16 Maxia Rd DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**



**Price:** \$1,220,000

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:** 400 sqm approx



**17a Avocet St DONCASTER EAST 3109 (REI)**

**Agent Comments**



**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 10/04/2017

**Rooms:** 6

**Property Type:** Townhouse (Single)