## **McGrath**

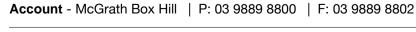
Chris Manolopoulos 03 9889 8800 0439 478 825 chrismanolopoulos@mcgrath.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

			۹F o	F of the Estate Agents Act 1980						
Property offer	ed for s	ale								
Address Including suburb and postcode		1&2/5 Leor	nard C	Court, Don	caster V	ic 3108				
Indicative sell	ing pric	е								
For the meaning	of this p	rice see co	nsum	er.vic.gov.	au/unde	rquoting				
Range between \$1,10		),000	8		\$1,200,000					
Median sale p	rice									
Median price	Median price \$1,405,000			Х	Unit			Suburb	Dono	caster
Period - From	017 to	7 to 31/12/2017 Sourc				REIV				
Comparable p	roperty	sales (*D	elete	A or B b	elow a	s applica	ble)			
months		estate ager						operty for sale to be most con		
Address of comparable property							Price	[	Date of sale	
1										
2										
3										
OR										
B* The est	ate agent	t or agent's	repre	esentative i	reasona	bly believe	s tha	at fewer than th	ree o	comparable

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.







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> **Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** December quarter 2017: \$1,405,000





Property Type: Townhouse **Agent Comments** 

### Comparable Properties

The properties for sale are Off The Plan Townhouses. The estate agent reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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