

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

Unit 3 & 4/2 Irene Court, Doncaster, VIC 3108

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$1,380,000 & \$1,480,000

MEDIAN SALE PRICE

Median price \$1,402,000 | House | Doncaster (3108)

Period - From 18 July 2016 to 17 July 2017 | Source - Realestate

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
3/17 SCARLET ASH DR, TEMPLESTOWE LOWER VIC 3107	\$1,435,000	01/07/2017
33 SINCLAIR AVE, TEMPLESTOWE LOWER VIC 3107	\$1,550,000	22/04/2017
1/17 SCARLET ASH DR, TEMPLESTOWE LOWER VIC 3107	\$1,355,000	01/07/2017