



**Rooms:**

**Property Type:** Townhouse (Res)

Agent Comments

Features: Brick Veneer, Pergola, 2 walk-in WIR, Ensuit, 3 bedrooms, Double garage with remote control.

## Comparable Properties



**2/61 Franklin Rd DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$959,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** 7

**Property Type:** Townhouse (Res)



**2/3 Elizabeth St DONCASTER EAST 3109 (REI)** Agent Comments



**Price:** \$950,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** 6

**Property Type:** Townhouse (Res)



**2/5 Leura St DONCASTER EAST 3109 (REI/VG)** Agent Comments



**Price:** \$938,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:** 133 sqm approx

## 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 10/10-14 George Street, 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 \$885,720 & \$974,292

#### 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 |
|--------------------------------------|-----------|--------------|
| 2/61 Franklin Rd DONCASTER EAST 3109 | \$959,000 | 25/03/2017   |
| 2/3 Elizabeth St DONCASTER EAST 3109 | \$950,000 | 01/04/2017   |
| 2/5 Leura St DONCASTER EAST 3109     | \$938,000 | 18/03/2017   |