

---

## 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

**1/1067 Doncaster Road, 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 \$899,000 & \$945,000**

---

#### MEDIAN SALE PRICE

**Median price \$802,750 | Unit | Doncaster East (3109)**

**Period - From 1 April 2017 to 1 May 2017 | Source - realestate.com.au**

---

#### COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
<b>2/61 FRANKLIN RD, DONCASTER EAST VIC 3109</b>	<b>\$959,000</b>	<b>25/03/2017</b>
<b>2/3 ELIZABETH ST, DONCASTER EAST VIC 3109</b>	<b>\$950,000</b>	<b>01/04/2017</b>
<b>5/1051 DONCASTER RD, DONCASTER EAST VIC 3109</b>	<b>\$968,000</b>	<b>17/03/2016</b>