





Rooms: Property Type: House Land Size: 464 sqm Agent Comments Daniel Broadbent 8841 4810 0424 155 476 danielbroadbent@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price Year ending March 2017: \$1,230,000

Comparable Properties



34 Canopus Dr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,640,000 Method: Auction Sale Date: 22/04/2017 Rooms: 10 Property Type: House (Res) Land Size: 648 sqm

5 Daws Rd DONCASTER EAST 3109 (REI)

Agent Comments





3 Glenview Rd DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,510,000 Method: Private Sale Date: 06/12/2016 Rooms: -Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

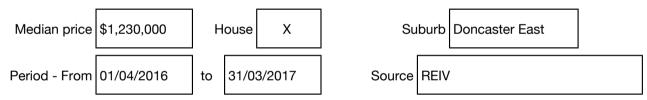
Address 2 Morello Circle, Doncaster East Vic 3109 Including suburb and postcode

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price



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
34 Canopus Dr DONCASTER EAST 3109	\$1,640,000	22/04/2017
5 Daws Rd DONCASTER EAST 3109	\$1,583,500	14/03/2017
3 Glenview Rd DONCASTER EAST 3109	\$1,510,000	06/12/2016

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