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 postcode suburb and 10 St Clems Road, Doncaster East Vic 3109

Indicative selling price

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

Single price \$1,700,000

Median sale price

Median	price	\$1,441,000	Hous	se X	Unit	Suburb	Doncaster East
Period -	From	01/04/2017	to	30/06/2017	Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* 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
132 Greendales Road Doncaster East VIC 3109	1.76 m	24/02/2017
2		
3		

OR

B* 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.









Rooms: Property Type: House Land Size: 842 sqm approx Agent Comments Indicative Selling Price _\$1,700,000 Median

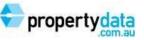
Median June House Price quarter 2017: \$1,441,000

Comparable Properties



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.





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.