

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

House

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.

10 St Clems Road, Doncaster East Vic 3109



6 3 2

Rooms:
Property Type: House
Land Size: 842 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000
Median
June

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

Comparable Properties

32 GREENDALE ROAD, DONCASTER EAST, VIC 3109
House

3 1 2 821 m²

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.