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

Address 1 Leonard Court, Doncaster Vic 3108 ourb and

Indicative selling price

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

Range betwee	n \$1,780,000		&	\$1,850,000			
Median sale p	rice						
Median price	\$1,346,750	House	х	Su	burb	Doncaster	
Period - From	01/01/2017	to 31/03	3/2017	Source	REIV	1	

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
22 Bayley Gr DONCASTER 3108	\$1,880,000	29/04/2017
8 Maverick CI DONCASTER 3108	\$1,780,000	25/03/2017
7 Daphne St DONCASTER EAST 3109	\$1,760,000	03/06/2017

Account - Mega City Real Estate | P: 03 9817 4455 | F: 03 9817 4440

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.

