

## 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

1 Leonard Court, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,780,000

&

\$1,850,000

#### Median sale price

Median price \$1,346,750

House X

Suburb Doncaster

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### 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