

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

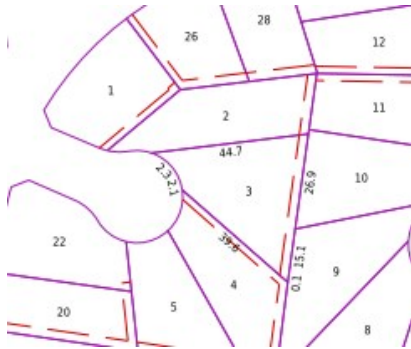
Comparable property sales (*Delete A or B below as applicable)

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
1	38 Pine Hill Dr DONCASTER EAST 3109	\$988,000	02/03/2019
2	8 Santa Rosa Blvd DONCASTER EAST 3109	\$955,000	04/03/2019
3	19 Long Valley Way DONCASTER EAST 3109	\$950,000	18/05/2019

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 (Previously Occupied - Detached)
Land Size: 930 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 March quarter 2019: \$1,115,000

Comparable Properties



38 Pine Hill Dr DONCASTER EAST 3109
 (REI/VG)

Agent Comments



Price: \$988,000
Method: Auction Sale
Date: 02/03/2019
Rooms: 8
Property Type: House (Res)
Land Size: 839 sqm approx



8 Santa Rosa Blvd DONCASTER EAST 3109
 (REI/VG)

Agent Comments



Price: \$955,000
Method: Private Sale
Date: 04/03/2019
Rooms: 7
Property Type: House (Res)
Land Size: 788 sqm approx



19 Long Valley Way DONCASTER EAST 3109
 (REI/VG)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 18/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 815 sqm approx