## 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

17 Roseland Grove, Doncaster Vic 3108

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$980,000		&		\$1,050,000				
Median sale price									
Median price	\$1,170,000	Pro	operty Type	Hou	ise		Suburb	Doncaster	
Period - From	01/07/2018	to	30/06/2019		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3 Toinette Ct DONCASTER EAST 3109	\$1,050,000	05/08/2019
2	40 Turana St DONCASTER 3108	\$1,000,000	05/08/2019
3			

OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

17/10/2019 12:27





Frank Perri

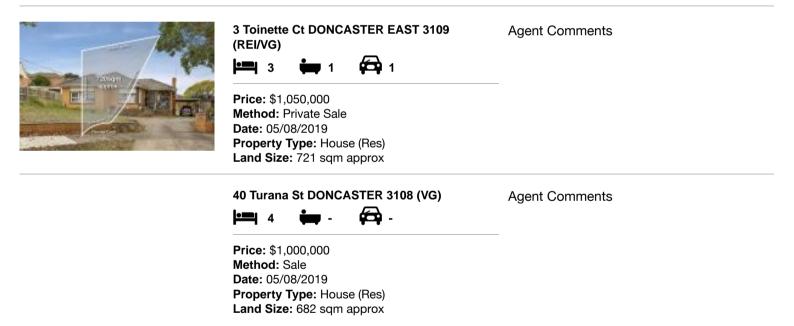




Property Type: Land Size: 641 sqm approx Agent Comments 88414888 0414680483 frankperri@jelliscraig.com.au

Indicative Selling Price \$980,000 - \$1,050,000 Median House Price Year ending June 2019: \$1,170,000

# **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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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.