

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 consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,170,000 Property Type House Suburb Doncaster

Period - From 01/07/2018 to 30/06/2019 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
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* 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



Property Type:

Land Size: 641 sqm approx

Agent Comments

Comparable Properties



**3 Toinette Ct DONCASTER EAST 3109
(REI/VG)**

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 05/08/2019

Property Type: House (Res)

Land Size: 721 sqm approx

40 Turana St DONCASTER 3108 (VG)

Agent Comments



Price: \$1,000,000

Method: Sale

Date: 05/08/2019

Property Type: House (Res)

Land Size: 682 sqm approx

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.