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

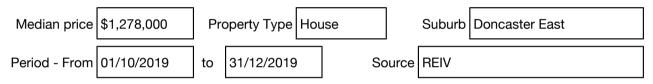
23 Snow Gum Road, Doncaster East Vic 3109

Indicative selling price

For the meaning	g of this	price see	consumer.vic.	.gov.au/und	erquoting
	<i>y</i>			9.0.000	

Single price \$1,000,000

Median sale price



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.

Ade	dress of comparable property	Price	Date of sale
1	29 Oregon Dr DONVALE 3111	\$962,000	26/10/2019
2	4 Andersons Creek Rd DONCASTER EAST 3109	\$953,800	19/10/2019
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:

23/03/2020 09:41



23 Snow Gum Road, Doncaster East Vic 3109





Property Type: House (Res) **Land Size:** 683 sqm approx Agent Comments Indicative Selling Price \$1,000,000 Median House Price December quarter 2019: \$1,278,000

Comparable Properties



29 Oregon Dr DONVALE 3111 (REI/VG)



Price: \$962,000 Method: Auction Sale Date: 26/10/2019 Property Type: House (Res) Land Size: 654 sqm approx

4 Andersons Creek Rd DONCASTER EAST 3109 (REI/VG) Agent Comments 1

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 - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



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.

Agent Comments