

STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

2/945 Doncaster Road, Doncaster East, VIC 3109

INDICATIVE SELLING PRICE

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

Range Between \$690,000 & \$740,000

MEDIAN SALE PRICE

Median price \$715,900 | Unit | Doncaster East (3109)

Period - From 1 February 2019 to 1 February 2019 | Source - Realestate

COMPARABLE PROPERTY SALES

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 |
|---|------------------|-------------------|
| 1001/2 SOVEREIGN POINT COURT, DONCASTER VIC 3108 | \$800,000 | 14/12/2018 |
| 2/83 ANDERSONS CREEK ROAD, DONCASTER EAST VIC 3109 | \$708,000 | 28/11/2018 |
| 2/1073 DONCASTER ROAD, DONCASTER EAST VIC 3109 | \$700,000 | 20/10/2018 |