

# 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 70 Rathmullen Quadrant, Doncaster, VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$1,360,000

### Median sale price

Median price \$1,260,000 Property Type House Suburb Doncaster (3108)

Period - From 01/06/2019 to 01/06/2020 Source Realestate

### Comparable property sales

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
22 GRAY STREET, DONCASTER VIC 3108	\$1,463,000	27/03/2020
9 EXETER CLOSE, TEMPLESTOWE LOWER VIC 3107	\$1,488,000	22/02/2020
388 MANNINGHAM ROAD, DONCASTER VIC 3108	\$1,398,200	23/04/2020

This Statement of Information was prepared on: 12/06/2020