

STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED
WITHIN THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

108 Rathmullen Quadrant, Doncaster, VIC 3108

INDICATIVE SELLING PRICE

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

Range Between \$1,550,000 & \$1,650,000

MEDIAN SALE PRICE

Median price \$1,156,000 | House | Doncaster (3108)

Period - From 4 September 2018 to 4 September 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
21 VERDANT CRESCENT, DONCASTER VIC 3108	\$1,560,000	23/06/2019
5A CURNOLA AVENUE, DONCASTER VIC 3108	\$1,476,800	20/06/2019
8 HERITAGE BOULEVARD, DONCASTER VIC 3108	\$1,675,000	17/08/2019

This statement of information was prepared on 18/09/2019