

STATEMENT OF INFORMATION

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

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

78 Stables Circuit, Doncaster, VIC 3108

INDICATIVE SELLING PRICE

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

Range Between \$1,050,000 & \$1,150,000

MEDIAN SALE PRICE

Median price \$1,327,500 | House | Doncaster (3108)

Period - From 1 January 2018 to 31 March 2018 | Source - REIV

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
2/223 HIGH STREET, TEMPLESTOWE LOWER VIC 3107	\$1,145,000	24/02/2018
53 WINFIELD ROAD, BALWYN NORTH VIC 3104	\$1,070,000	02/12/2017
1/334 GEORGE STREET, DONCASTER VIC 3108	\$1,062,000	24/02/2018