

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 101 Landscape Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,441,000 House X Unit Suburb Doncaster East

Period - From 01/04/2017 to 30/06/2017 Source REIV

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 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
1	23 Lambert PI DONCASTER EAST 3109	\$1,400,000	17/06/2017
2	66 Tidcombe Cr DONCASTER EAST 3109	\$1,363,000	06/05/2017
3	13 Hillcrest Ct DONVALE 3111	\$1,300,000	01/04/2017

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.



Rooms:

Property Type: House (Res)

Land Size: 685 sqm approx

Agent Comments

Comparable Properties



23 Lambert PI DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 10

Property Type: House (Res)

Land Size: 652 sqm approx



66 Tidcombe Cr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,363,000

Method: Private Sale

Date: 06/05/2017

Rooms: 9

Property Type: House (Res)

Land Size: 696 sqm approx



13 Hillcrest Ct DONVALE 3111 (REI) Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 8

Property Type: House (Res)

Land Size: 725 sqm approx