

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

138 Church Road, Doncaster, VIC 3108

INDICATIVE SELLING PRICE

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

Range Between \$1,650,000 & \$1,750,000

MEDIAN SALE PRICE

Median price \$1,345,000 | House | Doncaster (3108)

Period - From 12 August 2017 to 12 February 2018 | 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
460 DONCASTER ROAD, DONCASTER VIC 3108	\$1,700,000	01/03/2018
24 CARINGAL AVENUE, DONCASTER VIC 3108	\$1,667,000	30/10/2017
723 ELGAR ROAD, DONCASTER VIC 3108	\$1,700,000	06/01/2017