

## 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  
4a Myron Place, Doncaster Vic 3108

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

Range between \$720,000 &amp; \$792,000

**Median sale price**

Median price \$672,500 House Unit X Suburb Doncaster

Period - From 01/01/2017 to 31/12/2017 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	4/14 Glendale Av TEMPLESTOWE 3106	\$853,000	27/09/2017
2	1/35-37 Serpells Rd TEMPLESTOWE 3106	\$790,000	02/02/2018
3	18/224 Williamsons Rd DONCASTER 3108	\$725,000	20/12/2017

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.



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**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$720,000 - \$792,000  
**Median Unit Price**  
 Year ending December 2017: \$672,500

## Comparable Properties



**4/14 Glendale Av TEMPLESTOWE 3106**  
 (REI/VG)

[Agent Comments](#)

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**Price:** \$853,000  
**Method:** Private Sale  
**Date:** 27/09/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 217 sqm approx



**1/35-37 Serpells Rd TEMPLESTOWE 3106**  
 (REI)

[Agent Comments](#)

3 1 1

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 02/02/2018  
**Rooms:** 4  
**Property Type:** Unit



**18/224 Williamsons Rd DONCASTER 3108**  
 (REI)

[Agent Comments](#)

2 1 1

**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 20/12/2017  
**Rooms:** -  
**Property Type:** Unit