

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	4a Myron Place, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$672,500	Hou	Ise	Unit	Х	Suburb	Doncaster
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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

Add	dress 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)







Price: \$853,000 Method: Private Sale Date: 27/09/2017

Rooms: 5

Property Type: Townhouse (Res) Land Size: 217 sqm approx

Agent Comments



1/35-37 Serpells Rd TEMPLESTOWE 3106

(REI)







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

Property Type: Unit

Agent Comments



18/224 Williamsons Rd DONCASTER 3108

(REI)





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

Property Type: Unit

Agent Comments

Account - VICPROP





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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