

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 15 Blossom Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,500,000

House X

Suburb Doncaster

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

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
38 Grange Park Av DONCASTER 3108	\$1,450,000	13/06/2017
103 High St DONCASTER 3108	\$1,430,000	08/07/2017
9 Saxon St DONCASTER 3108	\$1,430,000	12/06/2017



3 3 2

Rooms:
Property Type: House
Land Size: 621 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 June quarter 2017: \$1,500,000

Comparable Properties



38 Grange Park Av DONCASTER 3108 (REI) [Agent Comments](#)

4 3 3

Price: \$1,450,000
Method: Private Sale
Date: 13/06/2017
Rooms: -
Property Type: House
Land Size: 656 sqm approx



103 High St DONCASTER 3108 (REI) [Agent Comments](#)

4 2 2

Price: \$1,430,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 736 sqm approx

9 Saxon St DONCASTER 3108 (REI) [Agent Comments](#)

3 2 2

Price: \$1,430,000
Method: Private Sale
Date: 12/06/2017
Rooms: -
Property Type: House
Land Size: 651 sqm approx