

### 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 15 Blossom Court, Doncaster Vic 3108 Including suburb and postcode

#### 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

#### **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

#### Account - Barry Plant | P: 03 9842 8888

propertydata

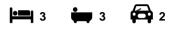
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.









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) 1 4 1 3 2 3	Agent Comments
	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
	<b>4 4 2 4 2</b>	_
	Price: \$1,430,000	
	Method: Auction Sale Date: 08/07/2017	
BURNING A	Rooms: 5	
	Property Type: House (Res) Land Size: 736 sqm approx	
	9 Saxon St DONCASTER 3108 (REI)	Agent Comments
Price Meth Date Roor Prop	<b>1 3 1 2 6 2</b> 2	
	Price: \$1,430,000	_
	Method: Private Sale	
	Date: 12/06/2017 Rooms: -	
	Property Type: House	
	Land Size: 651 sqm approx	

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