

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

2 Iskandar 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

\$1,650,000

&

\$1,800,000

**Median sale price**

Median price

\$1,450,000

House

X

Unit

Suburb

Doncaster

Period - From

01/04/2017

to

31/03/2018

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	16 Fairway Rd DONCASTER 3108	\$1,870,000	27/11/2017
2	5 Iskandar PI DONCASTER 3108	\$1,803,000	16/11/2017
3	11 Bordeaux St DONCASTER 3108	\$1,700,000	22/01/2018

**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:** House  
**Land Size:** 500 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000 - \$1,800,000  
**Median House Price**  
Year ending March 2018: \$1,450,000

## Comparable Properties



**16 Fairway Rd DONCASTER 3108 (VG)**

**Agent Comments**

4   -   -

**Price:** \$1,870,000  
**Method:** Sale  
**Date:** 27/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx



**5 Iskandar PI DONCASTER 3108 (VG)**

**Agent Comments**

5   -   -

**Price:** \$1,803,000  
**Method:** Sale  
**Date:** 16/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 500 sqm approx



**11 Bordeaux St DONCASTER 3108 (VG)**

**Agent Comments**

4   -   -

**Price:** \$1,700,000  
**Method:** Sale  
**Date:** 22/01/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 667 sqm approx