

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	10 Rochelle Court, Doncaster East Vic 3109
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Indicative selling price

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

Single price

Median sale price

Median price	<input type="text" value="\$1,441,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Doncaster East"/>
Period - From	<input type="text" value="01/04/2017"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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	8 Happy Valley Ct DONCASTER EAST 3109	\$1,655,000	09/09/2017
2	24 Andersons Creek Rd DONCASTER EAST 3109	\$1,600,000	17/06/2017
3	22 Santa Rosa Blvd DONCASTER EAST 3109	\$1,470,000	11/08/2017

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.



Rooms:

Property Type: House (Res)

Land Size: 782 sqm approx

Agent Comments

Comparable Properties



8 Happy Valley Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,655,000

Method: Auction Sale

Date: 09/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 865 sqm approx



24 Andersons Creek Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,600,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 9

Property Type: House (Res)

Land Size: 753 sqm approx



22 Santa Rosa Blvd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,470,000

Method: Private Sale

Date: 11/08/2017

Rooms: 9

Property Type: House (Res)

Land Size: 805 sqm approx