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Date of sale

Generated: 18/09/2017 10:31

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

Address	10 Rochelle Court, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,441,000	Hou	ise X	Unit			Suburb	Doncaster East
Period - From	01/04/2017	to	30/06/2017		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

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800





Price



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> **Indicative Selling Price** \$1,589,000 **Median House Price** June quarter 2017: \$1,441,000



Rooms:

Property Type: House (Res) Land Size: 782 sqm approx

Agent Comments

Comparable Properties



8 Happy Valley Ct DONCASTER EAST 3109

(REI)

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)

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)

Price: \$1,470,000 Method: Private Sale Date: 11/08/2017

Rooms: 9

Property Type: House (Res) Land Size: 805 sqm approx

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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.

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Agent Comments

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