

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

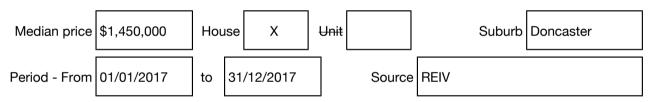
ss 62 Roseland Grove, Doncaster Vic 3108 nd de

Indicative selling price

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

 Range between
 \$1,150,000
 &
 \$1,250,000

Median sale price



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	56 Victoria St DONCASTER 3108	\$1,175,000	18/12/2017
2	32 Clancys La DONCASTER 3108	\$1,200,000	19/03/2018
3	5 Tracey St DONCASTER EAST 3109	\$1,308,500	02/12/2017

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

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.

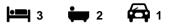


62 Roseland Grove, Doncaster Vic 3108



Andrew Keleher





Rooms: Property Type: House Land Size: 654 sqm approx Agent Comments 8841 4812 0417 599 135 andrewkeleher@jelliscraig.com.au Indicative Selling Price

\$1,150,000 - \$1,250,000 Median House Price Year ending December 2017: \$1,450,000

Comparable Properties

56 Victoria St DONCASTER 3108 (REI) 3	Agent Comments
32 Clancys La DONCASTER 3108 (REI) 4 2 2 2 Price: \$1,200,000 Method: Private Sale Date: 19/03/2018 Rooms: - Property Type: House Land Size: 653 sqm approx	Agent Comments
5 Tracey St DONCASTER EAST 3109 (REI) 4 1 2 Price: \$1,308,500 Method: Auction Sale Date: 02/12/2017 Rooms: - Property Type: House (Res) Land Size: 654 sqm approx	Agent Comments

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