

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

62 Roseland Grove, Doncaster Vic 3108

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

Median price

\$1,450,000

House

X

Unit

Suburb

Doncaster

Period - From

01/01/2017

to

31/12/2017

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	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.



3 2 1

Rooms:

Property Type: House

Land Size: 654 sqm approx

Agent Comments

Comparable Properties

56 Victoria St DONCASTER 3108 (REI)

Agent Comments

3 - -

Price: \$1,175,000

Method: Private Sale

Date: 18/12/2017

Rooms: -

Property Type: House (Res)



32 Clancys La DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Private Sale

Date: 19/03/2018

Rooms: -

Property Type: House

Land Size: 653 sqm approx



5 Tracey St DONCASTER EAST 3109 (REI)

Agent Comments

4 1 2

Price: \$1,308,500

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 654 sqm approx