

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

31 Wilsons Road, Doncaster, VIC 3108

INDICATIVE SELLING PRICE

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

Range Between \$1,300,000 & \$1,400,000

MEDIAN SALE PRICE

Median price \$1,353,000 | House | Doncaster (3108)

Period - From 9 April 2017 to 9 April 2018 | Source - Realestate

COMPARABLE PROPERTY SALES

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
8 ERNST STREET, DONCASTER VIC 3108	\$1,413,000	14/04/2018
48 DUNOON STREET, DONCASTER VIC 3108	\$1,350,000	21/02/2018
103 HIGH STREET, DONCASTER VIC 3108	\$1,430,000	15/11/2017