

## 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

14 Chiltern Court, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,350,000

#### Median sale price

Median price

\$1,441,000

House

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	Price	Date of sale
1	14 Ferndell Cr TEMPLESTOWE 3106	\$1,305,000	25/03/2017
2	56 Greenridge Av TEMPLESTOWE 3106	\$1,300,000	27/03/2017
3	24 Nathan St DONCASTER 3108	\$1,250,000	29/07/2017

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.

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**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
June quarter 2017: \$1,441,000



**Rooms:** 7  
**Property Type:** House  
**Land Size:** 736 sqm approx  
**Agent Comments**

## Comparable Properties



**14 Ferndell Cr TEMPLESTOWE 3106 (REI)** **Agent Comments**



**Price:** \$1,305,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

**56 Greenridge Av TEMPLESTOWE 3106 (REI)** **Agent Comments**



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 27/03/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 686 sqm approx



**24 Nathan St DONCASTER 3108 (REI)** **Agent Comments**



**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 29/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 645 sqm approx