

## 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

3/8 Persimmon Court, Doncaster Vic 3108

#### Indicative selling price

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

Range between \$1,230,000 & \$1,330,000

#### Median sale price

Median price \$751,150

Unit X

Suburb Doncaster

Period - From 01/04/2017 to 30/06/2017

Source REIV

#### Comparable property sales

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.



4   3   2

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Land Size:** 260 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,230,000 - \$1,330,000  
**Median Unit Price**  
June quarter 2017: \$751,150

## Comparable Properties



**1/7 Nestor Gr BLACKBURN NORTH 3130 (REI)**   Agent Comments

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**Price:** \$1,282,168  
**Method:** Private Sale  
**Date:** 25/05/2017  
**Rooms:** -  
**Property Type:** Townhouse (Single)  
**Land Size:** 280 sqm approx

**2/338 George St DONCASTER 3108 (VG)**   Agent Comments

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**Price:** \$1,250,000  
**Method:** Sale  
**Date:** 05/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 235 sqm approx

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.