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

1-2 Adelle Court, Doncaster Vic 3108

Indicative selling price

| For the meaning | of this price see | e cons | sumer.vic.go | v.au/ | /underquot | ing | | |
|-----------------|-------------------|--------|--------------|-------|-------------|------|--------|-----------|
| Range betwee | \$1,100,000 | | & | | \$1,200,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,170,000 | Pro | operty Type | Hou | se | | Suburb | Doncaster |
| Period - From | 01/07/2018 | to | 30/06/2019 | | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|---------------------------------|-------------|--------------|
| 1 | 1/34 Coolabah St DONCASTER 3108 | \$1,261,000 | 29/06/2019 |
| 2 | 1/5 Elm Tree Rd DONCASTER 3108 | \$1,200,000 | 16/05/2019 |
| 3 | 16 Highview Dr DONCASTER 3108 | \$1,168,000 | 06/07/2019 |

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.

This Statement of Information was prepared on:

17/09/2019 12:18





Rod Yan





Property Type: Townhouse Agent Comments 8841 4888 0433 658 813 rodyan@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending June 2019: \$1,170,000

Comparable Properties



1/34 Coolabah St DONCASTER 3108 (REI)



Price: \$1,261,000 Method: Auction Sale Date: 29/06/2019 Property Type: Townhouse (Res) Land Size: 259 sqm approx



1/5 Elm Tree Rd DONCASTER 3108 (REI/VG) Agent Comments

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Price: \$1,200,000 Method: Private Sale Date: 16/05/2019 Property Type: Townhouse (Res)



16 Highview Dr DONCASTER 3108 (REI/VG)

Agent Comments

Agent Comments



Price: \$1,168,000 Method: Auction Sale Date: 06/07/2019 Property Type: House Land Size: 416 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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.