MANDY LEE 家誠地產

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property Offer For Sale

Address: **1/12 Bullen Street Doncaster East 3109**

Indicative selling price

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

Single price $ 990,000 or range between $ & $

Median sale price

Median price $ 688,500 House unit x Suburb Doncaster East

Period - From Dec/2018 to Now Source RP Data

Comparable property sales

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
2/57 Renshaw Street Doncaster East	$ 1,155,000	22/12/2017
27A ross Street Doncaster East	$ 901,800	17/02/2018
¾ Koala Ct Doncaster East	$ 1,015,000	17/02/2018

~~OR~~

B **Either** ~~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~~*.

Or ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months~~*.

CONSUMER AFFAIRS VICTORIA