

# 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

Lot 402, 34 Member Dr, Doncaster, VIC 3108
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### Indicative selling price

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

Single price

\$1,500,000

or range between

&

### Median sale price

Median price

\$ 1,250,000

Property type

House

Suburb

Doncaster

Period - From

27 Feb 2019

to

27 Feb 2020

Source

Realestate.com.au

### 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
4 Dana St, Doncaster, VIC 3108	\$ 1,450,000	29 Feb 2020
11 Koolkuna Avenue, Doncaster, VIC 3108	\$1,468,000	24 Dec 2019
703/5 Sovereign Point Court, Doncaster, VIC 3108	\$ 1,865,000	13 Dec 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: 1 April 2020