

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

15/3-4 Sovereign Point Court, Doncaster VIC 3108

Indicative selling price

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

Range of between

\$490,000

&

\$540,000

Median sale price

Median unit price

\$565,000

Suburb

Doncaster VIC 3108

Period - From

01/01/2018

to

02/01/2019

Source

Realestate.com.au

Comparable property sales

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
3/3-4 Sovereign Point Court, Doncaster VIC 3108	\$510,000	08/8/2018
5/5 Sovereign Point Court, Doncaster VIC 3108	\$563,000	13/07/2018
506/5 Sovereign Point Court, Doncaster VIC 3108	\$595,000	13/10/2018