

# 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

9 Rosamond Crescent, Doncaster East VIC 3109

## Indicative selling price

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

**SINGLE  
PRICE**

\$1,275,000

## Median sale price

**MEDIAN  
PRICE**

\$1,115,000

**HOUSE**

X

**SUBURB**

Doncaster East

**PERIOD -  
FROM**

1<sup>st</sup> Jan 2019

**TO**

31<sup>st</sup> March 2019

**SOURCE**

REIV

## 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**

21 Colchester Drive, Doncaster East	\$1,350,000	20.03.2019
55A Bellevue Avenue, Doncaster East	\$1,330,000	07.02.2019
8 Gedye Street, Doncaster East	\$1,280,000	25.02.2019

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## Comparable properties



**\$1,350,000**

21 Colchester Drive, Doncaster East, Victoria

DATE: 20.03.2019

PROPERTY TYPE: House

 3  2  
 2  439sqm x



**\$1,330,000**

55A Bellevue Avenue, Doncaster East, Victoria

DATE: 07.02.2019

PROPERTY TYPE: House

 4  3  
 1  335sqm



**\$1,280,000**

8 Gedye Street, Doncaster East, Victoria

DATE: 25.02.2019

PROPERTY TYPE: House

 4  3  
 1  sqm x

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee