

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

8 Cranbrook Court, Doncaster VIC 3108

Indicative selling price

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

**SINGLE
PRICE**

\$895,000

Median sale price

**MEDIAN
PRICE**

\$1,156,000

HOUSE

X

SUBURB

Doncaster

**PERIOD -
FROM**

1st January 2019

TO

31st 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

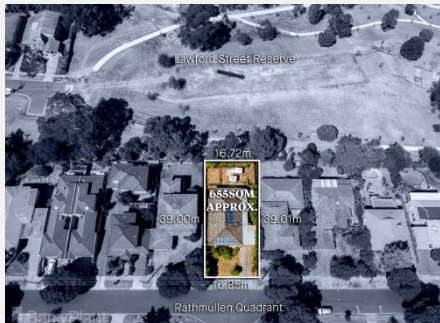
DATE OF SALE

96 Rathmullen Quadrant, Doncaster	\$990,000	01.04.2019
33 Rathmullen Quadrant, Doncaster	\$1,000,000	25.01.2019
1 Howard Court, Doncaster	\$928,800	22.01.2019

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Comparable properties



\$990,000

96 Rathmullen Quadrant, Doncaster, Victoria

DATE: 01.04.2019

PROPERTY TYPE: House

 3
  2
 2
  655sqm x



\$1,000,000

33 Rathmullen Quadrant, Doncaster, Victoria

DATE: 25.01.2019

PROPERTY TYPE: House

 4
  3
 2
  652sqm



\$928,800

1 Howard Court, Doncaster, Victoria

DATE: 22.01.2019

PROPERTY TYPE: House

 3
  2
 2
  648sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee