Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered	l for sale						
Add Including suburb posto	and	12a Rosamond Crescent, Doncaster East Vic 3109					
Indicative selling	g price						
For the meaning of	this price see co	nsumer.vic.gov.au/	underquoting				
Range between	\$2,200,000	&	\$2,400,000				
Median sale pric	e						
Median price \$1	1,650,000 P	roperty Type Hous	se	Suburb	Doncaster E	ast	
Period - From 01	1/01/2023 to	31/12/2023	Source	REIV			
Comparable pro	perty sales (*D	elete A or B belo	w as applica	ble)			
A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.							
Address of comparable property					rice	Date of sale	
1							
2							
3							
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:				on:	03/04/2024 16:43		





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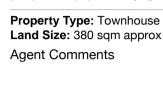
> Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price

Year ending December 2023: \$1,650,000









Comparable Properties

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.

Account - Jellis Craig | P: 03 8841 4888



