

# State-statement of Information

Single residential property located in Melbourne metropolitan area



Section 47AF of the Real Estate Agents Act 1980

## Property offered for Auction

Address  
Including suburb and postcode **1/2 Mimosa Ct, East Doncaster**

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price  or range between  &

## Median sale price

(\*Delete house or unit as applicable)

Median Price  \*House  \*Unit  Suburb

Period From  to  Source

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometers 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.

**2/2 Pine Way**  
Doncaster East VIC  
3109

Sale price \$905,000  
Sale Date: 25/08/ 2018

**55 Maggs Street**  
Doncaster East  
VIC 3109

Sale Price: \$ 995,000  
Sale Date: 31-May-18

**2/44 Franklin Road**  
Doncaster East  
VIC 3109

Sale Price: \$820,000  
Sale Date: 11/8/2018

OR

~~\*B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months.~~