

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 867 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Doncaster East

Period - From 01/07/2019 to 30/09/2019 Source REIV

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

A* 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
1	14 Wilma Ct DONCASTER 3108	\$1,202,000	01/06/2019
2	3 Fromhold Dr DONCASTER 3108	\$1,130,000	26/10/2019
3	11 Octantis St DONCASTER EAST 3109	\$1,100,000	08/08/2019

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: 14/11/2019 17:00



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Property Type: House
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
September quarter 2019: \$1,180,000

Comparable Properties



14 Wilma Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,202,000
Method: Auction Sale
Date: 01/06/2019
Property Type: House (Res)
Land Size: 665 sqm approx

3 Fromhold Dr DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,130,000
Method: Auction Sale
Date: 26/10/2019
Rooms: 8
Property Type: House (Res)
Land Size: 680 sqm approx



11 Octantis St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,100,000
Method: Sold Before Auction
Date: 08/08/2019
Property Type: House (Res)
Land Size: 654 sqm approx