Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Idinia Court, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	w.au	ı/underquo	ting		
Single pric	e \$1,290,000							
Median sale p	rice							
Median price	\$1,295,500	Pro	operty Type	Ηοι	House		Suburb	Doncaster
Period - From	07/07/2019	to	06/07/2020)	Sc	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	33 Koolkuna Av DONCASTER 3108	\$1,355,888	23/03/2020
2	8 Woodland St DONCASTER 3108	\$1,300,000	08/05/2020
3	7 Myers Ct DONCASTER 3108	\$1,300,000	01/05/2020

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:

07/07/2020 09:50









Property Type: House (Res) Land Size: 843 sqm approx Agent Comments

Indicative Selling Price \$1,290,000 **Median House Price** 07/07/2019 - 06/07/2020: \$1,295,500

Comparable Properties



33 Koolkuna Av DONCASTER 3108 (VG)



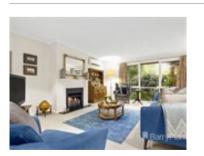
Price: \$1,355,888 Method: Sale Date: 23/03/2020 Property Type: House (Res) Land Size: 750 sqm approx

Agent Comments

Agent Comments



6 2 2 Price: \$1,300,000



Method: Private Sale Date: 08/05/2020 Rooms: 8 Property Type: House Land Size: 780 sqm approx

7 Myers Ct DONCASTER 3108 (REI)



Price: \$1,300,000 Method: Private Sale Date: 01/05/2020 Property Type: House (Res) Land Size: 1060 sqm approx Agent Comments

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.