

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	9 Ada Street, Doncaster Vic 3108
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Indicative selling price

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

Range between	\$1,250,000	&	\$1,350,000
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Median sale price

Median price	\$1,414,811	House	X	Unit		Suburb	Doncaster
Period - From	01/04/2018	to	30/06/2018	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	22 Baird St.S DONCASTER 3108	\$1,250,000	14/06/2018
2	15 Walker St DONCASTER 3108	\$1,300,000	01/07/2018
3	48 Winston Dr DONCASTER 3108	\$1,412,000	02/06/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
June quarter 2018: \$1,414,811

Comparable Properties



22 Baird St.S DONCASTER 3108 (REI)

Agent Comments

4 1 1

Price: \$1,250,000
Method: Sold Before Auction
Date: 14/06/2018
Rooms: 5
Property Type: House (Res)
Land Size: 740 sqm approx



15 Walker St DONCASTER 3108 (REI/VG)

Agent Comments

4 2 1

Price: \$1,300,000
Method: Auction Sale
Date: 01/07/2018
Rooms: -
Property Type: House
Land Size: 810 sqm approx



48 Winston Dr DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,412,000
Method: Auction Sale
Date: 02/06/2018
Rooms: 6
Property Type: House (Res)
Land Size: 642 sqm approx