

#### 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	
postocae	

#### Indicative selling price

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

Range between	\$1,250,000	&	\$1,350,000

#### Median sale price

Median price	\$1,414,811	Hou	ıse 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.

Ad	dress 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

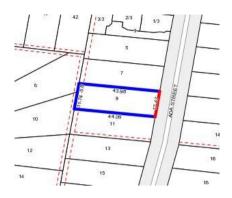
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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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)

4





Price: \$1,250,000

Method: Sold Before Auction

**Date:** 14/06/2018 **Rooms:** 5

**Property Type:** House (Res) **Land Size:** 740 sqm approx

**Agent Comments** 



15 Walker St DONCASTER 3108 (REI/VG)

**–** 4





Agent Comments

**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)

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Agent Comments

**Price:** \$1,412,000 **Method:** Auction Sale **Date:** 02/06/2018

Rooms: 6

**Property Type:** House (Res) **Land Size:** 642 sqm approx

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