

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

47 Church Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,040,000

&

\$1,100,000

Median sale price

Median price

\$1,397,500

House

X

Unit

Suburb

Doncaster

Period - From

01/07/2017

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	78 Stables Cirt DONCASTER 3108	\$1,050,000	23/06/2018
2	1/334 George St DONCASTER 3108	\$1,062,000	24/02/2018
3	5a Hawk St DONCASTER EAST 3109	\$1,120,000	07/04/2018

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: Townhouse

Land Size: 307 sqm approx

Agent Comments

Comparable Properties



78 Stables Cirt DONCASTER 3108 (REI)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 23/06/2018

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 319 sqm approx



1/334 George St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,062,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: Townhouse (Res)



5a Hawk St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,120,000

Method: Auction Sale

Date: 07/04/2018

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 326 sqm approx