

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

828 Doncaster Road, Doncaster Vic 3108

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

\$1,255,000

House

X

Unit

Suburb

Doncaster

Period - From

01/04/2018

to

31/03/2019

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	13 Winston Dr DONCASTER 3108	\$1,090,000	09/03/2019
2	9 Thiele St DONCASTER 3108	\$1,172,000	09/01/2019
3	13 Canara St DONCASTER EAST 3109	\$1,200,000	10/12/2018

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: House

Land Size: 675 sqm approx

Agent Comments

Comparable Properties



13 Winston Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,090,000

Method: Private Sale

Date: 09/03/2019

Rooms: 6

Property Type: House



9 Thiele St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,172,000

Method: Private Sale

Date: 09/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 729 sqm approx

13 Canara St DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$1,200,000

Method: Sale

Date: 10/12/2018

Rooms: -

Property Type: Development Site (Res)

Land Size: 720 sqm approx