

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

6 Braeside Drive, Doncaster Vic 3108

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

**Median sale price**

Median price

\$1,156,000

House

X

Unit

Suburb

Doncaster

Period - From

01/01/2019

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	30 Winters Way DONCASTER 3108	\$1,092,000	17/04/2019
2	35 Gray St DONCASTER 3108	\$1,075,000	19/01/2019
3	33 Rathmullen Qdrnt DONCASTER 3108	\$1,000,000	25/01/2019

**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.



4   2   2

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 684 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

March quarter 2019: \$1,156,000

## Comparable Properties



**30 Winters Way DONCASTER 3108 (REI)**

[Agent Comments](#)

4   2   2

**Price:** \$1,092,000

**Method:** Sold Before Auction

**Date:** 17/04/2019

**Rooms:** -

**Property Type:** House



**35 Gray St DONCASTER 3108 (VG)**

[Agent Comments](#)

4   -   -

**Price:** \$1,075,000

**Method:** Sale

**Date:** 19/01/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 685 sqm approx



**33 Rathmullen Qdrnt DONCASTER 3108 (VG)**

[Agent Comments](#)

4   -   -

**Price:** \$1,000,000

**Method:** Sale

**Date:** 25/01/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 652 sqm approx