

### 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	6 Braeside Drive, Doncaster Vic 3108
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000

#### Median sale price

Median price	\$1,156,000	Hou	ıse X	Unit		Suburb	Doncaster
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

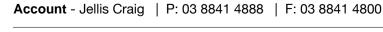
### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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.







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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)





Price: \$1,092,000

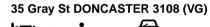
Method: Sold Before Auction

Date: 17/04/2019

Rooms: -

Property Type: House

**Agent Comments** 









Price: \$1,075,000

Date: 19/01/2019

Rooms: -

Method: Sale

Property Type: House (Res) Land Size: 685 sqm approx Agent Comments



33 Rathmullen Qdrnt DONCASTER 3108 (VG)





Price: \$1,000,000 Method: Sale Date: 25/01/2019

Rooms: -

Property Type: House (Res) Land Size: 652 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800





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