

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

1a Dion Street, Doncaster Vic 3108
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**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Unit  Suburb

Period - From  to  Source

**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	25a Buckingham Cr DONCASTER 3108	\$1,580,000	23/02/2019
2	21 Curnola Av DONCASTER 3108	\$1,370,000	29/05/2019
3	57 Estelle St BULLEEN 3105	\$1,280,000	30/03/2019

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   4

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,380,000 - \$1,480,000  
**Median House Price**  
Year ending March 2019: \$1,255,000

## Comparable Properties



**25a Buckingham Cr DONCASTER 3108 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,580,000  
**Method:** Auction Sale  
**Date:** 23/02/2019  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 388 sqm approx



**21 Curnola Av DONCASTER 3108 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,370,000  
**Method:** Private Sale  
**Date:** 29/05/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 331 sqm approx



**57 Estelle St BULLEEN 3105 (REI)**

**Agent Comments**

5   2   2

**Price:** \$1,280,000  
**Method:** Private Sale  
**Date:** 30/03/2019  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 415 sqm approx