

#### 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	1a Dion Street, Doncaster Vic 3108
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,380,000	&	\$1,480,000

#### Median sale price

Median price	\$1,255,000	Hou	ise X	Unit		Suburb	Doncaster
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

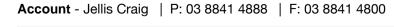
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress 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.







Generated: 05/06/2019 14:10







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)

Price: \$1,580,000 Method: Auction Sale Date: 23/02/2019 Rooms: 7

Property Type: House (Res)

Land Size: 388 sqm approx

**Agent Comments** 



21 Curnola Av DONCASTER 3108 (REI)







Price: \$1.370.000 Method: Private Sale Date: 29/05/2019

Rooms: -

Property Type: House Land Size: 331 sqm approx **Agent Comments** 



57 Estelle St BULLEEN 3105 (REI)

**-**5







Price: \$1,280,000 Method: Private Sale Date: 30/03/2019

Rooms: 10

Property Type: House (Res) Land Size: 415 sqm approx

**Agent Comments** 

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 05/06/2019 14:10