

# 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 50 Gedye Street, Doncaster East Vic 3109

### Indicative selling price

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

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,150,000 Property Type House Suburb Doncaster East

Period - From 01/10/2018 to 30/09/2019 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	10 Gedye St DONCASTER EAST 3109	\$1,060,500	27/05/2019
2	29 Worthing Av DONCASTER EAST 3109	\$1,015,000	22/07/2019
3	78 St Clems Rd DONCASTER EAST 3109	\$888,888	25/06/2019

**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.~~

This Statement of Information was prepared on: 08/11/2019 10:26

50 Gedye Street, Doncaster East Vic 3109



**Property Type:** House  
**Land Size:** 652 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
Year ending September 2019: \$1,150,000

## Comparable Properties

**10 Gedye St DONCASTER EAST 3109 (REI/VG)** Agent Comments



**Price:** \$1,060,500  
**Method:** Private Sale  
**Date:** 27/05/2019  
**Property Type:** House (Res)  
**Land Size:** 731 sqm approx



**29 Worthing Av DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$1,015,000  
**Method:** Private Sale  
**Date:** 22/07/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 746 sqm approx



**78 St Clems Rd DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$888,888  
**Method:** Private Sale  
**Date:** 25/06/2019  
**Property Type:** House  
**Land Size:** 652 sqm approx

**Account - Ray White Manningham** | P: 8841 2000 | F: 03 8841 2099



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.