

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	3 Hallifax Court, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between \$950,000 & \$1,045,000	Range between	\$950,000	&	\$1,045,000	
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Median sale price

Median price	\$1,115,000	Hou	ise X	Unit		S	Suburb	Doncaster East
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

,	and the companion property		Dato 0: 00:0
1	38 Pine Hill Dr DONCASTER EAST 3109	\$988,000	02/03/2019
2	8 Santa Rosa Blvd DONCASTER EAST 3109	\$955,000	04/03/2019
3	19 Long Valley Way DONCASTER EAST 3109	\$950,000	18/05/2019

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.

Account - Philip Webb



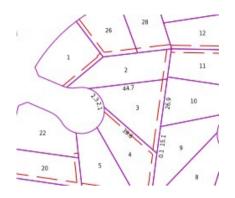


Price

Date of sale

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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 930 sqm approx

Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 **Median House Price** March quarter 2019: \$1,115,000

Comparable Properties



38 Pine Hill Dr DONCASTER EAST 3109 (REI/VG)

Price: \$988,000 Method: Auction Sale Date: 02/03/2019

Rooms: 8

Property Type: House (Res) Land Size: 839 sqm approx

Agent Comments



8 Santa Rosa Blvd DONCASTER EAST 3109

(REI/VG)





Agent Comments

Agent Comments

Price: \$955,000 Method: Private Sale Date: 04/03/2019

Rooms: 7

Property Type: House (Res) Land Size: 788 sqm approx

19 Long Valley Way DONCASTER EAST 3109

(REI/VG)





Price: \$950,000 Method: Auction Sale Date: 18/05/2019

Rooms: -

Property Type: House (Res) Land Size: 815 sqm approx

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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.

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