

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

5 Gainsborough 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 \$1,000,000 & \$1,100,000

### 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 five kilometres of the property for sale in the last 18 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	17 Belinda Cr DONCASTER EAST 3109	\$1,190,000	14/12/2019
2	8 Victoria St DONCASTER 3108	\$1,150,000	06/12/2019
3	9 Ben Ct DONVALE 3111	\$1,095,000	17/12/2019

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

20/01/2020 09:02

5 Gainsborough Street, Doncaster East Vic 3109

Harry Lai  
03 8841 2000  
0402 638 076  
harry.lai@raywhite.com



3 2 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 661 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending September 2019: \$1,150,000

## Comparable Properties



**17 Belinda Cr DONCASTER EAST 3109 (REI)**

[Agent Comments](#)

3 2 2

**Price:** \$1,190,000

**Method:** Auction Sale

**Date:** 14/12/2019

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 667 sqm approx



**8 Victoria St DONCASTER 3108 (REI)**

[Agent Comments](#)

3 1 2

**Price:** \$1,150,000

**Method:** Sold Before Auction

**Date:** 06/12/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 738 sqm approx



**9 Ben Ct DONVALE 3111 (REI)**

[Agent Comments](#)

3 2 1

**Price:** \$1,095,000

**Method:** Sold After Auction

**Date:** 17/12/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 790 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.