Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,095,000

Property offered for sale

| Address | 5 Gainsborough Street, Doncaster East Vic 3109 |
|-----------------------|--|
| Including suburb or | |
| locality and postcode | |
| | |

Indicative selling price

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

| Range between \$1,000,000 | & | \$1,100,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,150,000 | Pro | perty Type | House | | Suburb | Doncaster East |
|---------------|-------------|-----|------------|-------|--------|--------|----------------|
| Period - From | 01/10/2018 | to | 30/09/2019 | 9 | 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.

| Add | lress 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 | |

OR

9 Ben Ct DONVALE 3111

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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 |
|--|------------------|



17/12/2019







Property Type: House (Previously Occupied - Detached) Land Size: 661 sqm approx

Agent Comments

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

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)







Price: \$1,190,000 Method: Auction Sale Date: 14/12/2019

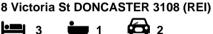
Rooms: 8

Property Type: House (Res) Land Size: 667 sqm approx

1 3







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)

-3







Price: \$1,095,000

Method: Sold After Auction

Date: 17/12/2019

Rooms: 5

Property Type: House (Res) Land Size: 790 sqm approx

Agent Comments

Agent Comments

Agent Comments

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



