

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

3 Gilmore Road, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,330,000

Median sale price

Median price \$1,405,000

House

X

Unit

Suburb

Doncaster

Period - From 01/10/2017

to

31/12/2017

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	18 Daly St DONCASTER EAST 3109	\$1,430,000	09/09/2017
2	70 Wetherby Rd DONCASTER 3108	\$1,410,000	19/08/2017
3	27 Wilsons Rd DONCASTER 3108	\$1,360,000	25/08/2017

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.



 3  2  1

Rooms:
Property Type: House (Res)
Land Size: 724 sqm approx
Agent Comments

Indicative Selling Price
 \$1,330,000
Median House Price
 December quarter 2017: \$1,405,000

Comparable Properties



18 Daly St DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,430,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 8
Property Type: House (Res)
Land Size: 680 sqm approx



70 Wetherby Rd DONCASTER 3108 (REI) **Agent Comments**

 3  1  2

Price: \$1,410,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 723 sqm approx

27 Wilsons Rd DONCASTER 3108 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,360,000
Method: Private Sale
Date: 25/08/2017
Rooms: -
Property Type: House
Land Size: 726 sqm approx