

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

9 Gilmore Road, Doncaster Vic 3108

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,170,000

House

X

Unit

Suburb

Doncaster

Period - From 01/07/2018

to

30/06/2019

Source REIV

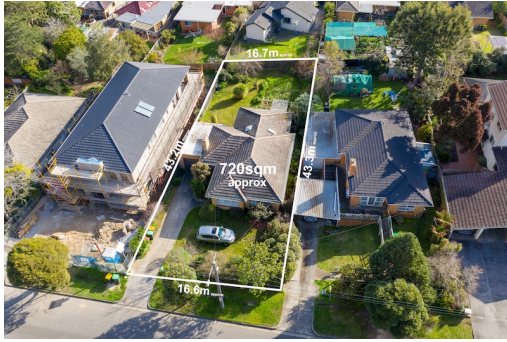
Comparable property sales (*Delete A or B below as applicable)

- 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	29 Pettys La DONCASTER 3108	\$1,119,500	24/05/2019
2	19 Whittens La DONCASTER 3108	\$1,105,000	11/05/2019
3	7 Hepburn Rd DONCASTER 3108	\$1,100,000	22/05/2019

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.



 3  1  1

Rooms:

Property Type: House (Res)

Land Size: 720 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,155,000

Median House Price

Year ending June 2019: \$1,170,000

Comparable Properties



29 Pettys La DONCASTER 3108 (VG)

Agent Comments

 3  -  -

Price: \$1,119,500

Method: Sale

Date: 24/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 734 sqm approx



19 Whittens La DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,105,000

Method: Auction Sale

Date: 11/05/2019

Rooms: 8

Property Type: House (Res)

Land Size: 736 sqm approx



7 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Auction Sale

Date: 22/05/2019

Rooms: 6

Property Type: House (Res)

Land Size: 722 sqm approx