

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	17 Marianne Way, Doncaster Vic 3108

Indicative selling price

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

Range between	\$900,000	&	\$990,000

Median sale price

Median price	\$1,160,000	Hou	ıse X	Unit		Suburb	Doncaster
Period - From	01/10/2018	to	31/12/2018		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 39 Riverview Tce BULLEEN 3105 \$981,000 17/01/2019 2 167 High St DONCASTER 3108 \$945,500 13/10/2018 3 1 Howard Ct DONCASTER 3108 \$928,800 22/01/2019

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





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Rooms:

Property Type:

Land Size: 759m2 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$990,000 Median House Price December quarter 2018: \$1,160,000

Comparable Properties



39 Riverview Tce BULLEEN 3105 (REI)

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Price: \$981,000 Method: Private Sale Date: 17/01/2019

Rooms: 4

Property Type: House (Res) **Land Size:** 603 sqm approx

Agent Comments



167 High St DONCASTER 3108 (REI/VG)

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Price: \$945,500 **Method:** Auction Sale **Date:** 13/10/2018

Rooms: -

Property Type: House **Land Size:** 731 sqm approx

Agent Comments



1 Howard Ct DONCASTER 3108 (VG)

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Price: \$928,800 Method: Sale Date: 22/01/2019

Rooms: -

Property Type: House (Res) **Land Size:** 648 sqm approx

Agent Comments

Account - Philip Webb





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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