

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 House 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.



 3  1  4

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)

Agent Comments

 3  1  1

Price: \$981,000

Method: Private Sale

Date: 17/01/2019

Rooms: 4

Property Type: House (Res)

Land Size: 603 sqm approx



167 High St DONCASTER 3108 (REI/VG)

Agent Comments

 3  1  1

Price: \$945,500

Method: Auction Sale

Date: 13/10/2018

Rooms: -

Property Type: House

Land Size: 731 sqm approx



1 Howard Ct DONCASTER 3108 (VG)

Agent Comments

 3  -  -

Price: \$928,800

Method: Sale

Date: 22/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 648 sqm approx