

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

5 Harvell Court, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,335,000

Median sale price

Median price \$1,414,811

House

X

Unit

Suburb

Doncaster

Period - From 01/04/2018

to

30/06/2018

Source REIV

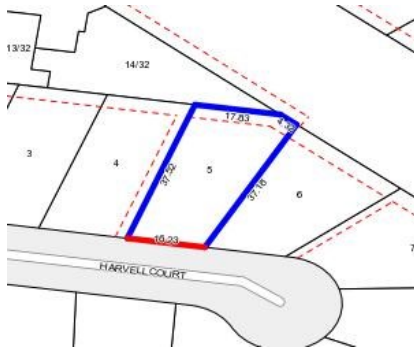
Comparable property sales (*Delete A or B below as applicable)

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	1 Cantala Dr DONCASTER 3108	\$1,380,000	30/06/2018
2	4 Penda CI DONCASTER 3108	\$1,366,000	24/08/2018
3	6 Maralee PI DONCASTER 3108	\$1,335,000	11/05/2018

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.



 5  2  2

Rooms:
Property Type: House
Land Size: 750 sqm approx
Agent Comments

Indicative Selling Price
 \$1,335,000
Median House Price
 June quarter 2018: \$1,414,811

Comparable Properties



1 Cantala Dr DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,380,000
Method: Auction Sale
Date: 30/06/2018
Rooms: 6
Property Type: House
Land Size: 667 sqm approx



4 Penda CI DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,366,000
Method: Private Sale
Date: 24/08/2018
Rooms: -
Property Type: House



6 Maralee PI DONCASTER 3108 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,335,000
Method: Private Sale
Date: 11/05/2018
Rooms: 7
Property Type: House (Res)
Land Size: 667 sqm approx