

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	5 Kiewa Street, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$880,000	&	\$920,000
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Median sale price

Median price	\$1,156,000	Hou	ıse X	Unit		Suburb	Doncaster
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

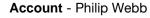
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	3 Botanic Dr DONCASTER 3108	\$902,000	02/04/2019
2	38 Botanic Dr DONCASTER 3108	\$895,000	08/03/2019
3	42 Winston Dr DONCASTER 3108	\$880,000	23/02/2019

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.







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Rooms:

Property Type: House Land Size: 658 sqm approx

Agent Comments

Indicative Selling Price \$880,000 - \$920,000 **Median House Price** March quarter 2019: \$1,156,000

Comparable Properties



3 Botanic Dr DONCASTER 3108 (REI/VG)





Price: \$902,000 Method: Private Sale Date: 02/04/2019

Rooms: -

Property Type: House Land Size: 652 sqm approx **Agent Comments**









Price: \$895.000 Method: Private Sale Date: 08/03/2019

Rooms: -

Property Type: House Land Size: 653 sqm approx Agent Comments

42 Winston Dr DONCASTER 3108 (REI/VG)







Price: \$880,000 Method: Auction Sale Date: 23/02/2019

Rooms: -

Property Type: House (Res) Land Size: 509 sqm approx

Agent Comments

Account - Philip Webb





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