

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 Kiewa Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$880,000

&

\$920,000

Median sale price

Median price \$1,156,000

House

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.

	Address 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.



 3  2  2

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)

Agent Comments

 4  2  2

Price: \$902,000

Method: Private Sale

Date: 02/04/2019

Rooms: -

Property Type: House

Land Size: 652 sqm approx



38 Botanic Dr DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$895,000

Method: Private Sale

Date: 08/03/2019

Rooms: -

Property Type: House

Land Size: 653 sqm approx

42 Winston Dr DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$880,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 509 sqm approx