

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 | 114/1042 Doncaster Road, Doncaster East Vic 3109 |
|---|--|
| | |

Indicative selling price

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

Median sale price

| Median price | \$860,500 | Hou | se | Unit | Х | Subu | b Doncaster East |
|---------------|------------|-----|------------|------|--------|------|------------------|
| Period - From | 01/04/2017 | to | 30/06/2017 | | 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

| | , | | |
|---|---|-----------|------------|
| 1 | 205/1042 Doncaster Rd DONCASTER EAST 3109 | \$545,000 | 29/07/2017 |
| 2 | 2/965 Doncaster Rd DONCASTER EAST 3109 | \$545,000 | 27/07/2017 |
| 3 | 9/919 Doncaster Rd DONCASTER EAST 3109 | \$515,000 | 15/06/2017 |

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.





Price

Date of sale







Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$529,500 Median Unit Price June quarter 2017: \$860,500

Comparable Properties



205/1042 Doncaster Rd DONCASTER EAST

3109 (REI)

-2

- 1

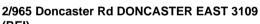
6

Price: \$545,000 **Method:** Private Sale **Date:** 29/07/2017

Rooms: -

Property Type: Apartment

Agent Comments



(REI)

2



Price: \$545,000 Method: Private Sale Date: 27/07/2017

Rooms: -

Property Type: Apartment

Agent Comments

9/919 Doncaster Rd DONCASTER EAST 3109

(VG)

2





Price: \$515,000 **Method:** Sale **Date:** 15/06/2017 **Rooms:** -

Property Type: Strata Unit/Flat

Agent Comments

Account - Woodards | P: 03 9841 4433 | F: 03 9841 7811





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