

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

4/34 Wilsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,420,000

House

X

Unit

Suburb Doncaster

Period - From 01/07/2017

to 30/09/2017

Source REIV

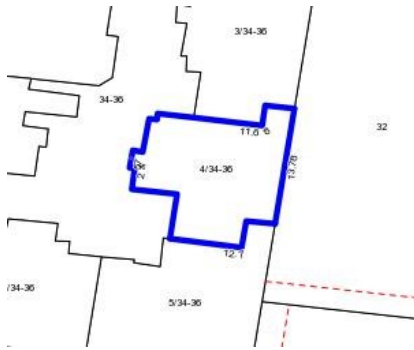
Comparable property sales (*Delete A or B below as applicable)

- 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	Price	Date of sale
1	3/41 Queens Av DONCASTER 3108	\$882,000	03/06/2017
2	1/728 Doncaster Rd DONCASTER 3108	\$860,000	31/08/2017
3	13 Carnarvon St DONCASTER 3108	\$840,000	26/06/2017

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.



Rooms:

Property Type: Townhouse

(Single)

Land Size: 175.367 sqm approx

Agent Comments

Comparable Properties



3/41 Queens Av DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$882,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: Townhouse (Res)



1/728 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$860,000

Method: Sold Before Auction

Date: 31/08/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 190 sqm approx



13 Carnarvon St DONCASTER 3108 (REI)

Agent Comments



Price: \$840,000

Method: Sold Before Auction

Date: 26/06/2017

Rooms: 9

Property Type: Townhouse (Res)