

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

2 Gaudion Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,278,000

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2019

to

31/12/2019

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	17 Roseland Gr DONCASTER 3108	\$1,060,000	06/11/2019
2	16 Snow Gum Rd DONCASTER EAST 3109	\$1,050,000	28/03/2020
3	13 Sanders Rd DONCASTER EAST 3109	\$1,010,000	23/03/2020

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.~~

This Statement of Information was prepared on:

11/04/2020 15:58



 4  2  2

Property Type: House (Previously Occupied - Detached)
Land Size: 633 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2019: \$1,278,000

Comparable Properties



17 Roseland Gr DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,060,000
Method: Sold Before Auction
Date: 06/11/2019
Property Type: House (Res)
Land Size: 641 sqm approx



16 Snow Gum Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  1

Price: \$1,050,000
Method: Private Sale
Date: 28/03/2020
Rooms: 5
Property Type: House (Res)
Land Size: 666 sqm approx



13 Sanders Rd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,010,000
Method: Sold Before Auction
Date: 23/03/2020
Rooms: 9
Property Type: House (Res)
Land Size: 653 sqm approx