

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

15 Abelia Street, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$940,000

Median sale price

Median price

\$1,220,000

House

X

Unit

Suburb

Doncaster East

Period - From

01/07/2018

to

30/09/2018

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 Robin Hood Ct DONCASTER EAST 3109	\$978,000	22/09/2018
2	4 Abelia St DONCASTER EAST 3109	\$977,000	01/11/2018
3	6 Roy St DONVALE 3111	\$925,000	25/09/2018

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: House (Res)

Land Size: 660 approx. sqm approx

Agent Comments

Comparable Properties



3 Robin Hood Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$978,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 691 sqm approx



4 Abelia St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$977,000

Method: Private Sale

Date: 01/11/2018

Rooms: -

Property Type: House

Land Size: 665 sqm approx



6 Roy St DONVALE 3111 (REI)

Agent Comments



Price: \$925,000

Method: Private Sale

Date: 25/09/2018

Rooms: -

Property Type: House

Land Size: 643 sqm approx