

## 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

1/1 Mcleod Street, Doncaster Vic 3108

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000

&amp;

\$748,000

## Median sale price

Median price \$592,500

House

Unit

X

Suburb

Doncaster

Period - From 01/04/2018

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	2/4 Whittens La DONCASTER 3108	\$740,000	18/04/2019
2	419/642 Doncaster Rd DONCASTER 3108	\$735,000	17/12/2018
3	9 Bayley Gr DONCASTER 3108	\$730,000	31/03/2019

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.

1/1 Mcleod Street, Doncaster Vic 3108

Steven Qian

9848 7888

0401 083 435

steven.qian@noeljones.com.au

**Indicative Selling Price**

\$680,000 - \$748,000

**Median Unit Price**

Year ending March 2019: \$592,500



 4  2  1

**Rooms:**

**Property Type:** Unit

**Agent Comments**

## Comparable Properties

**2/4 Whittens La DONCASTER 3108 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$740,000

**Method:** Private Sale

**Date:** 18/04/2019

**Rooms:** -

**Property Type:** Townhouse (Res)

**419/642 Doncaster Rd DONCASTER 3108 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$735,000

**Method:** Sale

**Date:** 17/12/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**9 Bayley Gr DONCASTER 3108 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$730,000

**Method:** Private Sale

**Date:** 31/03/2019

**Rooms:** 6

**Property Type:** Townhouse (Single)

**Land Size:** 802 sqm approx