

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

8 Toronto Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$1,414,811

House

X

Unit

Suburb Doncaster

Period - From 01/04/2018

to

30/06/2018

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	22 Baird St.S DONCASTER 3108	\$1,250,000	14/06/2018
2	24 Baird St.S DONCASTER 3108	\$1,206,000	17/03/2018
3	3 Erin Ct DONCASTER 3108	\$1,150,000	09/03/2018

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: 722 sqm approx

Agent Comments

Comparable Properties



22 Baird St.S DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 14/06/2018

Rooms: 5

Property Type: House (Res)

Land Size: 740 sqm approx



24 Baird St.S DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,206,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 10

Property Type: House (Res)

Land Size: 742.10 sqm approx

3 Erin Ct DONCASTER 3108 (VG)

Agent Comments



Price: \$1,150,000

Method: Sale

Date: 09/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 675 sqm approx