

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

11 Octantis Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,134,000

House

X

Unit

Suburb

Doncaster East

Period - From

01/04/2019

to

30/06/2019

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	5 Capella PI DONCASTER EAST 3109	\$1,028,888	12/07/2019
2	18 Dianne St DONCASTER EAST 3109	\$955,000	05/06/2019
3	17 Octantis St DONCASTER EAST 3109	\$940,000	25/05/2019

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.

 4  3  2

Rooms:

Property Type: House

Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

June quarter 2019: \$1,134,000

Comparable Properties



5 Capella PI DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,028,888

Method: Private Sale

Date: 12/07/2019

Rooms: -

Property Type: House

Land Size: 666 sqm approx



18 Dianne St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$955,000

Method: Private Sale

Date: 05/06/2019

Rooms: -

Property Type: House

Land Size: 683 sqm approx

17 Octantis St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$940,000

Method: Private Sale

Date: 25/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 686 sqm approx