

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

31A Massey Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$597,000

Property Type Unit

Suburb Doncaster

Period - From 01/07/2019

to 30/09/2019

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.

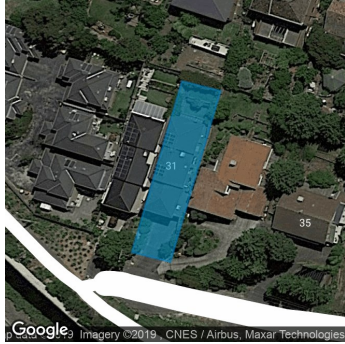
	Address of comparable property	Price	Date of sale
1	26a Vera St BULLEEN 3105	\$933,000	25/09/2019
2	3/19 Sargent St DONCASTER 3108	\$880,000	30/04/2019
3	2/14 Carawatha Rd DONCASTER 3108	\$846,000	30/04/2019

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.~~

This Statement of Information was prepared on:

29/10/2019 11:49



Property Type: Land
Land Size: 367 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median Unit Price
September quarter 2019: \$597,000

Comparable Properties



26a Vera St BULLEEN 3105 (REI)

Agent Comments



Price: \$933,000
Method: Private Sale
Date: 25/09/2019
Property Type: Townhouse (Single)



3/19 Sargent St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 30/04/2019
Rooms: 7
Property Type: Townhouse (Single)



2/14 Carawatha Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$846,000
Method: Private Sale
Date: 30/04/2019
Property Type: House