

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	43 Mckenzie Street, Doncaster East Vic 3109
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Indicative selling price

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

Range between	\$1,100,000	&	\$1,210,000
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Median sale price

Median price	\$1,430,000	House	X	Unit		Suburb	Doncaster East
Period - From	01/07/2017	to	30/09/2017	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	33 Canopus Dr DONCASTER EAST 3109	\$1,210,000	20/05/2017
2	30 Mckenzie St DONCASTER EAST 3109	\$1,175,000	13/05/2017
3	36 Martha St DONVALE 3111	\$1,140,000	05/08/2017

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
Land Size: 644.815 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,210,000
Median House Price
 September quarter 2017: \$1,430,000

Comparable Properties



33 Canopus Dr DONCASTER EAST 3109
 (REI/VG)

Agent Comments



Price: \$1,210,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 6
Property Type: House (Res)
Land Size: 701 sqm approx



30 Mckenzie St DONCASTER EAST 3109
 (REI/VG)

Agent Comments



Price: \$1,175,000
Method: Sold Before Auction
Date: 13/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 648 sqm approx



36 Martha St DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,140,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 6
Property Type: House (Res)
Land Size: 654 sqm approx