

## 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

67 Stanton 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)

Single price \$1,049,000

#### Median sale price

Median price \$1,450,000

House

X

Unit

Suburb Doncaster

Period - From 01/04/2017

to 31/03/2018

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	9 Harcourt St DONCASTER 3108	\$1,416,622	18/04/2018
2	1 Ebon Ct DONCASTER 3108	\$1,210,000	25/01/2018
3	73 Wilsons Rd DONCASTER 3108	\$1,195,000	08/01/2018

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.



 4  
  3  
  2

**Rooms:****Property Type:** House (Res)**Land Size:** 670 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,049,000

**Median House Price**

Year ending March 2018: \$1,450,000

## Comparable Properties

**9 Harcourt St DONCASTER 3108 (REI)**

Agent Comments

 4  
  2  
  2

**Price:** \$1,416,622**Method:** Private Sale**Date:** 18/04/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 832 sqm approx**1 Ebon Ct DONCASTER 3108 (REI)**

Agent Comments

 3  
  1  
  1

**Price:** \$1,210,000**Method:** Private Sale**Date:** 25/01/2018**Rooms:** 4**Property Type:** House (Res)**Land Size:** 656 sqm approx**73 Wilsons Rd DONCASTER 3108 (REI/VG)**

Agent Comments

 4  
  2  
  2

**Price:** \$1,195,000**Method:** Private Sale**Date:** 08/01/2018**Rooms:** 6**Property Type:** House (Res)**Land Size:** 654 sqm approx