

# 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

29 Lauer 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)

Range between \$1,450,000

&

\$1,595,000

### Median sale price

Median price \$1,277,500

Property Type House

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	16 Bordeaux St DONCASTER 3108	\$1,600,000	11/10/2019
2	18 Ballamore Cr DONCASTER 3108	\$1,500,000	25/11/2019
3	12 Ascot St DONCASTER EAST 3109	\$1,492,000	16/11/2019

**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:

27/11/2019 17:20



3 1 2

**Property Type:** House (Res)

**Land Size:** 698 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,595,000

**Median House Price**

September quarter 2019: \$1,277,500

## Comparable Properties



**16 Bordeaux St DONCASTER 3108 (REI/VG)**

Agent Comments

5 2 2

**Price:** \$1,600,000

**Method:** Sold Before Auction

**Date:** 11/10/2019

**Property Type:** House (Res)

**Land Size:** 655 sqm approx



**18 Ballamore Cr DONCASTER 3108 (REI)**

Agent Comments

4 3 2

**Price:** \$1,500,000

**Method:** Sold Before Auction

**Date:** 25/11/2019

**Property Type:** House

**Land Size:** 670 sqm approx



**12 Ascot St DONCASTER EAST 3109 (REI)**

Agent Comments

3 1 2

**Price:** \$1,492,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** House (Res)

**Land Size:** 787 sqm approx