

# 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

41 Renshaw Street, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,180,000

Property Type House

Suburb Doncaster East

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	18 Gilmore Rd DONCASTER 3108	\$1,252,800	17/10/2019
2	9 Grange Park Av DONCASTER 3108	\$1,205,000	09/09/2019
3	7 Hatfield Ct DONCASTER EAST 3109	\$1,200,000	24/10/2019

**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:

12/11/2019 10:51



**Property Type:** House  
**Land Size:** 778 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 September quarter 2019: \$1,180,000

## Comparable Properties



**18 Gilmore Rd DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,252,800  
**Method:** Sold Before Auction  
**Date:** 17/10/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 730 sqm approx



**9 Grange Park Av DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,205,000  
**Method:** Private Sale  
**Date:** 09/09/2019  
**Property Type:** House  
**Land Size:** 700 sqm approx



**7 Hatfield Ct DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 24/10/2019  
**Property Type:** House  
**Land Size:** 798 sqm approx