

## 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 31 Golf Hill Avenue, 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 \$1,600,000 & \$1,760,000

#### Median sale price

Median price \$1,405,000 House X Unit Suburb Doncaster

Period - From 01/10/2017 to 31/12/2017 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	23 Roseville Av DONCASTER 3108	\$1,701,000	11/09/2017
2	11 Bordeaux St DONCASTER 3108	\$1,700,000	12/10/2017
3	13 robyn St DONCASTER 3108	\$1,629,000	29/12/2017

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:** 7

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 681 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,600,000 - \$1,760,000

**Median House Price**

December quarter 2017: \$1,405,000

## Comparable Properties

**23 Roseville Av DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$1,701,000

**Method:** Sold Before Auction

**Date:** 11/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 659 sqm approx



**11 Bordeaux St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,700,000

**Method:** Sold Before Auction

**Date:** 12/10/2017

**Rooms:** 9

**Property Type:** House (Res)



**13 robyn St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,629,000

**Method:** Private Sale

**Date:** 29/12/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 664 sqm approx