

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	5 Buvelot Wynd, Doncaster East Vic 3109
---	---

Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000
---------------	-------------	---	-------------

Median sale price

Median price	\$1,441,000	House	X	Unit		Suburb	Doncaster East
Period - From	01/04/2017	to	30/06/2017	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	4 Mimosa Ct DONCASTER EAST 3109	\$1,239,000	08/04/2017
2	10 Heysen Gr DONCASTER EAST 3109	\$1,225,000	29/07/2017
3	33 Canopus Dr DONCASTER EAST 3109	\$1,210,000	20/05/2017

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.~~



 4  -  0

Rooms:

Property Type: House

Land Size: 614.603 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2017: \$1,441,000

Comparable Properties



4 Mimosa Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,239,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 653 sqm approx



10 Heysen Gr DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,225,000

Method: Auction Sale

Date: 29/07/2017

Rooms: 11

Property Type: House (Res)

Land Size: 511 sqm approx



33 Canopus Dr DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,210,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 6

Property Type: House (Res)

Land Size: 701 sqm approx