

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	21 Gaudion Road, Doncaster East Vic 3109
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Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,134,000	House	X	Unit		Suburb	Doncaster East
Period - From	01/04/2019	to	30/06/2019	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	26 Board St DONCASTER 3108	\$1,180,000	19/03/2019
2	7 Turana St DONCASTER 3108	\$1,180,000	21/06/2019
3	1 Polaris Dr DONCASTER EAST 3109	\$1,151,000	12/07/2019

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.



 5  2  2

Rooms:

Property Type: House (Res)

Land Size: 664 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2019: \$1,134,000

Comparable Properties



26 Board St DONCASTER 3108 (VG)

Agent Comments

 4  -  -

Price: \$1,180,000

Method: Sale

Date: 19/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 655 sqm approx



7 Turana St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,180,000

Method: Private Sale

Date: 21/06/2019

Rooms: -

Property Type: House

Land Size: 757 sqm approx



1 Polaris Dr DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,151,000

Method: Private Sale

Date: 12/07/2019

Rooms: -

Property Type: House

Land Size: 650 sqm approx