

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

14 Lauer Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,153,250

Property Type House

Suburb Doncaster

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.

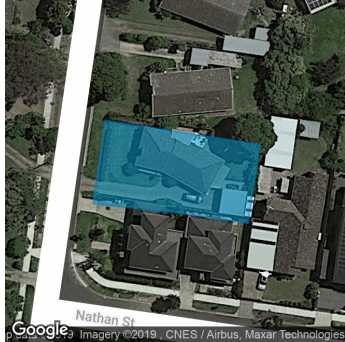
	Address of comparable property	Price	Date of sale
1	6 Brendan Av DONCASTER 3108	\$1,045,000	14/07/2019
2	58 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,024,000	01/07/2019
3	8 Gainsborough St DONCASTER EAST 3109	\$985,000	13/04/2019

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:

04/10/2019 10:21



Property Type: House (Previously Occupied - Detached)
Land Size: 653 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 June quarter 2019: \$1,153,250

Comparable Properties



6 Brendan Av DONCASTER 3108 (REI)

Agent Comments



Price: \$1,045,000
Method: Private Sale
Date: 14/07/2019
Rooms: 5
Property Type: House (Res)
Land Size: 655 sqm approx



58 Olympus Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,024,000
Method: Private Sale
Date: 01/07/2019
Rooms: 4
Property Type: House (Res)
Land Size: 653 sqm approx



8 Gainsborough St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$985,000
Method: Auction Sale
Date: 13/04/2019
Rooms: 4
Property Type: House (Res)
Land Size: 651 sqm approx