



first
national
REAL ESTATE

Bill Schlink

Tina Wu

9846 2111

0433 286 984

tina@billschlink.com.au

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

Address available upon request

Indicative selling price

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

Single price \$1,430,000

Median sale price

Median price \$1,327,500

House

X

Unit

Suburb Doncaster

Period - From 01/01/2018

to

31/03/2018

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	48 Winston Dr DONCASTER 3108	\$1,412,000	02/06/2018
2	16 Daly St DONCASTER EAST 3109	\$1,362,000	12/05/2018
3	6 Maralee Pl DONCASTER 3108	\$1,335,000	11/05/2018

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.~~



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Indicative Selling Price

\$1,430,000

Median House Price

March quarter 2018: \$1,327,500



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Rooms:

Property Type: House (Res)

Land Size: 684 sqm approx

Agent Comments

Comparable Properties



48 Winston Dr DONCASTER 3108 (REI)

Agent Comments

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Price: \$1,412,000

Method: Auction Sale

Date: 02/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 642 sqm approx



16 Daly St DONCASTER EAST 3109 (REI)

Agent Comments

🛏 3 🚿 1 🚗 2

Price: \$1,362,000

Method: Auction Sale

Date: 12/05/2018

Rooms: 6

Property Type: House (Res)

Land Size: 680 sqm approx



6 Maralee PI DONCASTER 3108 (REI)

Agent Comments

🛏 5 🚿 2 🚗 2

Price: \$1,335,000

Method: Private Sale

Date: 11/05/2018

Rooms: 7

Property Type: House (Res)

Land Size: 667 sqm approx