

# 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

29 Somerville Street, 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 \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$1,277,500

Property Type House

Suburb Doncaster

Period - From 01/07/2019

to 30/09/2019

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	19 Wilsons Rd DONCASTER 3108	\$1,388,000	22/06/2019
2	8 Gairlock Ct DONCASTER 3108	\$1,296,000	16/09/2019
3	50 Botanic Dr DONCASTER 3108	\$1,210,000	21/09/2019

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:

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**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median House Price**

September quarter 2019: \$1,277,500



5 3 3

**Property Type:** House (Res)

**Land Size:** 673 sqm approx

**Agent Comments**

## Comparable Properties



**19 Wilsons Rd DONCASTER 3108 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,388,000

**Method:** Auction Sale

**Date:** 22/06/2019

**Property Type:** House (Res)

**Land Size:** 696 sqm approx



**8 Gairlock Ct DONCASTER 3108 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,296,000

**Method:** Private Sale

**Date:** 16/09/2019

**Property Type:** House

**Land Size:** 669 sqm approx



**50 Botanic Dr DONCASTER 3108 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** House (Res)

**Land Size:** 656 sqm approx