

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

6a Rathmullen Quadrant, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,295,000

Property Type House

Suburb Doncaster

Period - From 01/10/2019

to 31/12/2019

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	703/5 Sovereign Point Ct DONCASTER 3108	\$1,856,000	13/12/2019
2	21 Jackson Av MONT ALBERT NORTH 3129	\$1,840,000	01/03/2020
3	8 Wilsons Rd DONCASTER 3108	\$1,838,888	10/10/2019

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

\$1,700,000 - \$1,870,000

Median House Price

December quarter 2019: \$1,295,000



Property Type:

Agent Comments

Comparable Properties



703/5 Sovereign Point Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$1,856,000

Method: Sold Before Auction

Date: 13/12/2019

Rooms: 7

Property Type: Apartment



21 Jackson Av MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$1,840,000

Method: Private Sale

Date: 01/03/2020

Property Type: House

Land Size: 609 sqm approx



8 Wilsons Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,838,888

Method: Private Sale

Date: 10/10/2019

Rooms: 9

Property Type: House

Land Size: 359 sqm approx