

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

9 Phar Lap Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,340,000

Property Type House

Suburb Doncaster

Period - From 01/10/2020

to 31/12/2020

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	2/5 Elm Tree Rd DONCASTER 3108	\$1,188,000	07/12/2020
2	8/46 Somerville St DONCASTER 3108	\$1,125,000	01/12/2020
3	1/32 Frederick St DONCASTER 3108	\$1,104,000	05/12/2020

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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Property Type: House (Res)
Land Size: 217 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 December quarter 2020: \$1,340,000

Comparable Properties



2/5 Elm Tree Rd DONCASTER 3108 (REI/VG) **Agent Comments**



Price: \$1,188,000
Method: Private Sale
Date: 07/12/2020
Property Type: Townhouse (Single)
Land Size: 429 sqm approx



8/46 Somerville St DONCASTER 3108 (REI/VG) **Agent Comments**



Price: \$1,125,000
Method: Private Sale
Date: 01/12/2020
Property Type: Townhouse (Res)

1/32 Frederick St DONCASTER 3108 (REI/VG) **Agent Comments**



Price: \$1,104,000
Method: Private Sale
Date: 05/12/2020
Property Type: Townhouse (Res)