

# Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

## Property offered for sale

Address Including suburb and postcode

31 Burgundy Drive, Doncaster VIC 3108

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**SINGLE  
PRICE**

\$1,350,000

## Median sale price

**MEDIAN  
PRICE**

\$1,230,000

**HOUSE**

X

**SUBURB**

Doncaster

**PERIOD -  
FROM**

1<sup>st</sup> July 2018

**TO**

30<sup>th</sup> September 2018

**SOURCE**

REIV

## Comparable property sales

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
29 Burgundy Drive, Doncaster	\$1,178,000	17.11.2018
35 Burgundy Drive, Doncaster	\$1,098,000	22.09.2018
47 Burgundy Drive, Doncaster	\$1,160,000	21.08.2018

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## Comparable properties



**\$1,178,000**

29 Burgundy Drive, Doncaster, Victoria

**DATE:** 17.11.2018

**PROPERTY TYPE:** House



4



3



2



654 sqm x



**\$1,098,000**

35 Burgundy Drive, Doncaster, Victoria

**DATE:** 22.09.2018

**PROPERTY TYPE:** House



4



2



2



647 sqm



**\$1,160,000**

47 Burgundy Drive, Doncaster, Victoria

**DATE:** 21.08.2018

**PROPERTY TYPE:** House



3



2



2



653 sqm x

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee