

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 3/57-59 George Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$770,000

House

Unit

X

Suburb

Doncaster East

Period - From 01/10/2018

to

31/12/2018

Source

REIV

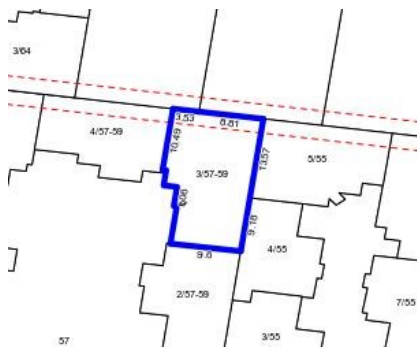
Comparable property sales (*Delete A or B below as applicable)

- 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	6/33-35 Franklin Rd DONCASTER EAST 3109	\$650,000	22/09/2018
2	13/27 Cavalier St DONCASTER EAST 3109	\$646,000	24/10/2018
3	2/63 Leeds St DONCASTER EAST 3109	\$626,800	29/09/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2018: \$770,000

Comparable Properties



6/33-35 Franklin Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$650,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: Unit



13/27 Cavalier St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$646,000

Method: Private Sale

Date: 24/10/2018

Rooms: 4

Property Type: Unit



2/63 Leeds St DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$626,800

Method: Sale

Date: 29/09/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)