

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

49 Board Street, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,280,000

Median sale price

Median price \$1,170,000

House

X

Unit

Suburb

Doncaster

Period - From 01/07/2018

to

30/06/2019

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		
2		
3		

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: House (Res)

Land Size: 651 sqm approx

Agent Comments

Comparable Properties



48 Winston Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 25/07/2019

Rooms: -

Property Type: House (Res)

Land Size: 648 sqm approx



7 Turana St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 21/06/2019

Rooms: -

Property Type: House

Land Size: 757 sqm approx

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.