

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

6 Ebon Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,277,500

Property Type House

Suburb Doncaster

Period - From 01/07/2019

to 30/09/2019

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	15 Cason St DONCASTER 3108	\$1,230,000	13/07/2019
2	21 Windella Qdrnt DONCASTER 3108	\$1,165,000	15/11/2019
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.~~

This Statement of Information was prepared on:

02/12/2019 10:32



 4  3  2

Property Type: House (Res)

Land Size: 849 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

September quarter 2019: \$1,277,500

Comparable Properties

15 Cason St DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,230,000

Method: Auction Sale

Date: 13/07/2019

Rooms: 9

Property Type: House (Res)

Land Size: 642 sqm approx



21 Windella Qdrnt DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,165,000

Method: Private Sale

Date: 15/11/2019

Property Type: House

Land Size: 667 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.