

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 Harvell Court, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,038,000

Median sale price

Median price \$1,230,000

House

X

Unit

Suburb Doncaster

Period - From 01/07/2018

to 30/09/2018

Source REIV

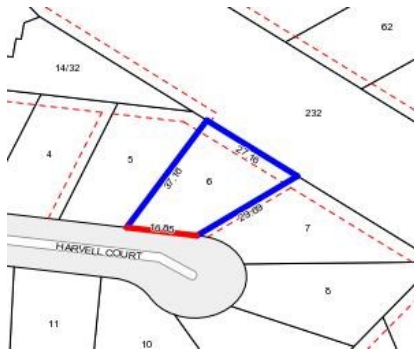
Comparable property sales (*Delete A or B below as applicable)

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	52 Glenair St TEMPLESTOWE LOWER 3107	\$1,088,800	21/10/2018
2	2 Hovea St TEMPLESTOWE 3106	\$1,070,000	04/11/2018
3	22 Burgundy Dr DONCASTER 3108	\$1,050,000	11/09/2018

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.



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 678 sqm approx

Agent Comments

Indicative Selling Price

\$1,038,000

Median House Price

September quarter 2018: \$1,230,000

Comparable Properties



52 Glenair St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,088,800

Method: Private Sale

Date: 21/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 661 sqm approx

2 Hovea St TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,070,000

Method: Private Sale

Date: 04/11/2018

Rooms: -

Property Type: House (Res)



22 Burgundy Dr DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,050,000

Method: Private Sale

Date: 11/09/2018

Rooms: 7

Property Type: House

Land Size: 650 sqm approx