

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

19 Toronto Avenue, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,149,000

Median sale price

Median price

\$1,500,000

House

X

Unit

Suburb

Doncaster

Period - From

01/04/2017

to

30/06/2017

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	2/11 Aspinall Rd BOX HILL NORTH 3129	\$1,250,000	22/06/2017
2	2/8 Ruda St DONCASTER 3108	\$1,222,500	24/08/2017
3	17 Toronto Av DONCASTER 3108	\$1,180,000	22/06/2017

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.~~

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Indicative Selling Price

\$1,149,000

Median House Price

June quarter 2017: \$1,500,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



2/11 Aspinall Rd BOX HILL NORTH 3129 (REI) **Agent Comments**



Price: \$1,250,000

Method: Sold Before Auction

Date: 22/06/2017

Rooms: -

Property Type: Townhouse (Res)

2/8 Ruda St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,222,500

Method: Private Sale

Date: 24/08/2017

Rooms: -

Property Type: House (Res)

17 Toronto Av DONCASTER 3108 (REI)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 22/06/2017

Rooms: -

Property Type: House (Res)