

# 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

40 Bordeaux Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,169,000

Property Type

House

Suburb

Doncaster

Period - From

16/09/2018

to

15/09/2019

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	14 Nathan St DONCASTER 3108	\$1,280,000	22/06/2019
2	52 Koolkuna Av DONCASTER 3108	\$1,200,000	20/07/2019
3	19 Whittens La DONCASTER 3108	\$1,105,000	11/05/2019

**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:

16/09/2019



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 663 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
16/09/2018 - 15/09/2019: \$1,169,000

## Comparable Properties



**14 Nathan St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 22/06/2019  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx



**52 Koolkuna Av DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 20/07/2019  
**Property Type:** House (Res)  
**Land Size:** 645 sqm approx



**19 Whittens La DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$1,105,000  
**Method:** Auction Sale  
**Date:** 11/05/2019  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 736 sqm approx