

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

15 Kiewa Street, Doncaster Vic 3108

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,405,000

House

X

Unit

Suburb Doncaster

Period - From 01/10/2017

to

31/12/2017

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	172 George St DONCASTER 3108	\$1,410,000	08/11/2017
2	65 Winston Dr DONCASTER 3108	\$1,365,000	28/10/2017
3	48 Dunoon St DONCASTER 3108	\$1,350,000	22/02/2018

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.



 3  1  3

Rooms:

Property Type: House (Res)

Land Size: 723 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2017: \$1,405,000

Comparable Properties



172 George St DONCASTER 3108 (REI)

Agent Comments

 5  2  3

Price: \$1,410,000

Method: Private Sale

Date: 08/11/2017

Rooms: 7

Property Type: House (Res)

Land Size: 770 sqm approx



65 Winston Dr DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,365,000

Method: Private Sale

Date: 28/10/2017

Rooms: 6

Property Type: House

Land Size: 742 sqm approx



48 Dunoon St DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$1,350,000

Method: Sold Before Auction

Date: 22/02/2018

Rooms: -

Property Type: House

Land Size: 730 sqm approx