

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 | 15 Kiewa Street, Doncaster Vic 3108 |
|----------------------|-------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

For 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 | Ηοι | ıse X | Unit | | Suburb | Doncaster |
|---------------|-------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/10/2017 | to | 31/12/2017 | | Source | REIV | |

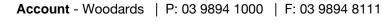
Comparable property sales (*Delete A or B below as applicable)

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.

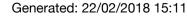
| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1 | 172 George St DONCASTER 3108 | \$1,410,000 | 08/11/2017 |
| 2 | 65 Winston Dr DONCASTER 3108 | \$1,365,000 | 28/10/2017 |
| 3 | 48 Dunoon St DONCASTER 3108 | \$1,350,000 | 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.





















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)







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Price: \$1,410,000 Method: Private Sale Date: 08/11/2017

Rooms: 7

Property Type: House (Res) Land Size: 770 sqm approx **Agent Comments**



65 Winston Dr DONCASTER 3108 (REI/VG)







Price: \$1,365,000 Method: Private Sale Date: 28/10/2017 Rooms: 6

Property Type: House

Land Size: 742 sqm approx

Agent Comments



48 Dunoon St DONCASTER 3108 (REI)

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Price: \$1,350,000

Method: Sold Before Auction

Date: 22/02/2018

Rooms: -

Property Type: House Land Size: 730 sqm approx **Agent Comments**

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111





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