

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

8 Victoria Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,277,500

Property Type House

Suburb Doncaster

Period - From 01/07/2019

to 30/09/2019

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	21 Windella Qdmt DONCASTER 3108	\$1,165,000	15/11/2019
2	3 Fromhold Dr DONCASTER 3108	\$1,130,000	26/10/2019
3	22 Old Orchard Way DONCASTER 3108	\$1,110,000	29/10/2019

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:

18/11/2019 12:10

8 Victoria Street, Doncaster Vic 3108

Steven Qian

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

September quarter 2019: \$1,277,500



Rooms: 5

Property Type:

Land Size: 738 sqm approx

Agent Comments

Comparable Properties



21 Windella Qdrnt DONCASTER 3108 (REI)

Agent Comments



Price: \$1,165,000

Method: Private Sale

Date: 15/11/2019

Property Type: House

Land Size: 667 sqm approx

3 Fromhold Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,130,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 8

Property Type: House (Res)

Land Size: 680 sqm approx



22 Old Orchard Way DONCASTER 3108 (REI)

Agent Comments



Price: \$1,110,000

Method: Private Sale

Date: 29/10/2019

Property Type: House

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.