

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

1/94 High Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$629,000

House

Unit

X

Suburb

Doncaster

Period - From 01/01/2018

to

31/03/2018

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	1/24 Moresby Av BULLEEN 3105	\$769,000	17/11/2017
2	2/11 Estelle St BULLEEN 3105	\$743,000	09/12/2017
3	2/137 Manningham Rd BULLEEN 3105	\$726,000	11/11/2017

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.



Rooms:

Property Type: Unit

Land Size: 460 sqm approx

Agent Comments

Comparable Properties



1/24 Moresby Av BULLEEN 3105 (REI)

Agent Comments



Price: \$769,000

Method: Private Sale

Date: 17/11/2017

Rooms: 6

Property Type: Unit



2/11 Estelle St BULLEEN 3105 (REI)

Agent Comments



Price: \$743,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 4

Property Type: Unit

Land Size: 370 sqm approx



2/137 Manningham Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$726,000

Method: Auction Sale

Date: 11/11/2017

Rooms: 5

Property Type: Unit

Land Size: 253 sqm approx