

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

21 Auburn Crescent, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,298,000

Median sale price

Median price \$1,397,500

House

X

Unit

Suburb

Doncaster

Period - From 01/07/2017

to

30/06/2018

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		
2		
3		

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.

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Indicative Selling Price

\$1,298,000

Median House Price

Year ending June 2018: \$1,397,500



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 226 sqm approx

Agent Comments

Comparable Properties



2 Makybe Wik DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,275,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 169 sqm approx



13a Monaco St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,230,000

Method: Private Sale

Date: 31/05/2018

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 364 sqm approx

Number 4 Makybe Walk, Doncaster [Could not be found on PDOL] 4 Beds, 2 Baths, 2 Cars Sold for \$1,320,000 sold on 26th March 2018