

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
3 Grasmere Avenue, Doncaster East Vic 3109

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,300,400 House X Unit Suburb Doncaster East

Period - From 01/04/2018 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	21 Meryl St DONCASTER EAST 3109	\$1,200,000	24/05/2018
2	48 Ross St DONCASTER EAST 3109	\$1,146,000	01/09/2018
3	49 Victoria St DONCASTER 3108	\$1,100,000	21/09/2018

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.



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Rooms:

Property Type: House

Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

June quarter 2018: \$1,300,400

Comparable Properties



21 Meryl St DONCASTER EAST 3109 (REI)

Agent Comments

3 1 -

Price: \$1,200,000

Method: Sold Before Auction

Date: 24/05/2018

Rooms: 4

Property Type: House (Res)

Land Size: 729 sqm approx



48 Ross St DONCASTER EAST 3109 (REI)

Agent Comments

3 1 2

Price: \$1,146,000

Method: Auction Sale

Date: 01/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 651 sqm approx



49 Victoria St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 21/09/2018

Rooms: -

Property Type: House

Land Size: 665 sqm approx