

#### 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	3 Grasmere Avenue, Doncaster East Vic 3109
Including suburb and	
postcode	

#### 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	\$1,300,400	Hou	ıse X	Unit			Suburb	Doncaster East
Period - From	01/04/2018	to	30/06/2018		Source	REIV		

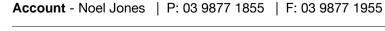
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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.







Generated: 12/10/2018 10:23





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)

**--** 3





Price: \$1,200,000

Method: Sold Before Auction

Date: 24/05/2018

Rooms: 4

Property Type: House (Res) Land Size: 729 sqm approx

**Agent Comments** 



48 Ross St DONCASTER EAST 3109 (REI)

3





Price: \$1,146,000 Method: Auction Sale Date: 01/09/2018

Rooms: -

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments



49 Victoria St DONCASTER 3108 (REI)





Price: \$1,100,000

Method: Sold Before Auction

Date: 21/09/2018

Rooms: -

Property Type: House Land Size: 665 sqm approx **Agent Comments** 

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





Generated: 12/10/2018 10:23