

## 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 37 Daly Street, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$1,134,000 House X Unit Suburb Doncaster East

Period - From 01/04/2019 to 30/06/2019 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	7 Turana St DONCASTER 3108	\$1,180,000	21/06/2019
2	828 Doncaster Rd DONCASTER 3108	\$1,170,000	15/06/2019
3	6 Toinette Ct DONCASTER EAST 3109	\$1,130,000	25/05/2019

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.



3 1 2

**Rooms:**

**Property Type:** House

**Land Size:** 756 sqm approx

**Agent Comments**

**Indicative Selling Price**

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

**Median House Price**

June quarter 2019: \$1,134,000

## Comparable Properties



**7 Turana St DONCASTER 3108 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 21/06/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 757 sqm approx



**828 Doncaster Rd DONCASTER 3108 (REI)**

**Agent Comments**

6 3 3

**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 15/06/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 675 sqm approx



**6 Toinette Ct DONCASTER EAST 3109 (REI)**

**Agent Comments**

3 1 -

**Price:** \$1,130,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 652 sqm approx