

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 22 Nathan Street, Doncaster Vic 3108

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 \$1,230,000 House X Unit Suburb Doncaster

Period - From 01/07/2018 to 30/09/2018 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	3 Golden Ct DONCASTER 3108	\$1,170,000	20/10/2018
2	17 Sharon St DONCASTER 3108	\$1,160,000	27/10/2018
3	19 Whittens La DONCASTER 3108	\$1,110,000	20/10/2018

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.



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 809.8 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

September quarter 2018: \$1,230,000

Comparable Properties



3 Golden Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  -

Price: \$1,170,000

Method: Private Sale

Date: 20/10/2018

Rooms: 5

Property Type: House (Res)

Land Size: 828 sqm approx



17 Sharon St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,160,000

Method: Auction Sale

Date: 27/10/2018

Rooms: 6

Property Type: House (Res)

Land Size: 765 sqm approx



19 Whittens La DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,110,000

Method: Auction Sale

Date: 20/10/2018

Rooms: 8

Property Type: House (Res)

Land Size: 736 sqm approx