

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

3/506 Doncaster Road, Doncaster Vic 3108

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

Price : \$958,000

Median sale price

Median price \$647,000

House

Unit

X

Suburb

Doncaster

Period - From 01/10/2018

to

31/12/2018

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	47 Church Rd DONCASTER 3108	\$1,080,000	25/08/2018
2	2/10 Koonung St BALWYN NORTH 3104	\$1,060,000	17/01/2019
3	1d Mcleod St DONCASTER 3108	\$960,000	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.