

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

4/7 Waldau Court, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$570,000

Median sale price

Median price \$647,000

House

Unit

X

Suburb

Doncaster

Period - From 01/10/2018

to

31/12/2018

Source REIV

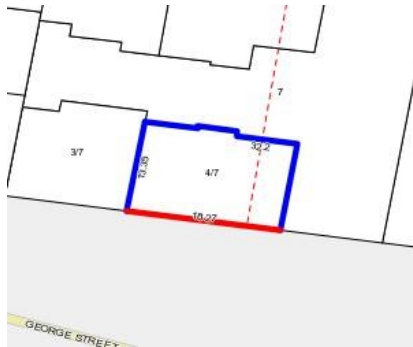
Comparable property sales (*Delete A or B below as applicable)

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	5/29 Cavalier St DONCASTER EAST 3109	\$660,000	06/02/2019
2	4/6-8 Elm Tree Rd DONCASTER 3108	\$590,000	25/02/2019
3	10/243 Blackburn Rd DONCASTER EAST 3109	\$520,000	15/10/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$570,000
Median Unit Price
December quarter 2018: \$647,000

Comparable Properties



5/29 Cavalier St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 06/02/2019
Rooms: 5
Property Type: Unit
Land Size: 203 sqm approx



4/6-8 Elm Tree Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 25/02/2019
Rooms: 4
Property Type: Unit
Land Size: 217 sqm approx



10/243 Blackburn Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 15/10/2018
Rooms: -
Property Type: Unit