

## 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

15A Finlayson Street, Doncaster Vic 3108

## Indicative selling price

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

Single price \$1,080,000

## Median sale price

Median price \$707,500

House

Unit

X

Suburb

Doncaster

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 | 14a Hanke Rd DONCASTER 3108    | \$1,400,000 | 07/06/2019   |
| 2 | 15 Balfour St DONCASTER 3108   | \$1,250,000 | 08/04/2019   |
| 3 | 36 Harcourt St DONCASTER 3108  | \$1,200,000 | 30/03/2019   |

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.



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**Rooms:**

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**14a Hanke Rd DONCASTER 3108 (REI)**

Agent Comments

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**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 07/06/2019

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 335 sqm approx



**15 Balfour St DONCASTER 3108 (REI/VG)**

Agent Comments

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**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 08/04/2019

**Rooms:** -

**Property Type:** Townhouse (Single)

**Land Size:** 328 sqm approx



**36 Harcourt St DONCASTER 3108 (REI/VG)**

Agent Comments

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**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 30/03/2019

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 406 sqm approx