

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

9 Inglis Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Doncaster

Period - From 01/10/2018

to 30/09/2019

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	52 Koolkuna Av DONCASTER 3108	\$1,200,000	20/07/2019
2	20 Palmerston Av TEMPLESTOWE LOWER 3107	\$1,198,000	14/09/2019
3	17 Roseville Av DONCASTER 3108	\$1,100,000	05/08/2019

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.~~

This Statement of Information was prepared on:

29/11/2019 10:29



4 3 2

Property Type:
Land Size: 694 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending September 2019: \$1,200,000

Comparable Properties



52 Koolkuna Av DONCASTER 3108 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 20/07/2019
Property Type: House (Res)
Land Size: 645 sqm approx



20 Palmerston Av TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,198,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 654 sqm approx



17 Roseville Av DONCASTER 3108 (VG) **Agent Comments**

4 - -

Price: \$1,100,000
Method: Sale
Date: 05/08/2019
Property Type: House (Res)
Land Size: 660 sqm approx