

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 Burgundy Drive, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,190,000

Median sale price

Median price \$1,397,500 House X Unit Suburb Doncaster

Period - From 01/07/2017 to 30/06/2018 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	32 Clancys La DONCASTER 3108	\$1,200,000	19/03/2018
2	23 Burgundy Dr DONCASTER 3108	\$1,110,000	30/06/2018
3	14 Marilyn St DONCASTER 3108	\$1,105,000	14/04/2018

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
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Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,190,000

Median House Price
Year ending June 2018: \$1,397,500

Comparable Properties



32 Clancys La DONCASTER 3108 (REI)

Agent Comments

4
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Price: \$1,200,000
Method: Private Sale
Date: 19/03/2018
Rooms: -
Property Type: House
Land Size: 653 sqm approx



23 Burgundy Dr DONCASTER 3108 (REI)

Agent Comments

4
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 2

Price: \$1,110,000
Method: Auction Sale
Date: 30/06/2018
Rooms: 7
Property Type: House (Res)



14 Marilyn St DONCASTER 3108 (REI)

Agent Comments

3
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 2

Price: \$1,105,000
Method: Auction Sale
Date: 14/04/2018
Rooms: 8
Property Type: House (Res)
Land Size: 656 sqm approx