

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

2/16 Coolabah Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$690,000

&

\$750,000

Median sale price

Median price

\$707,500

Property Type

Unit

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	1/15 Boronia Gr DONCASTER EAST 3109	\$735,000	19/07/2019
2	2/24 Hamilton Cr DONCASTER EAST 3109	\$730,000	08/05/2019
3	1/1 Mantell St DONCASTER EAST 3109	\$700,000	05/04/2019

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:

18/09/2019 18:07



 3  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
June quarter 2019: \$707,500

Comparable Properties



1/15 Boronia Gr DONCASTER EAST 3109 (REI) **Agent Comments**

 3  1  1

Price: \$735,000
Method: Sold Before Auction
Date: 19/07/2019
Property Type: Unit
Land Size: 347 sqm approx



2/24 Hamilton Cr DONCASTER EAST 3109 (REI) **Agent Comments**

 3  2  2

Price: \$730,000
Method: Private Sale
Date: 08/05/2019
Rooms: 4
Property Type: Unit
Land Size: 241 sqm approx



1/1 Mantell St DONCASTER EAST 3109 (REI) **Agent Comments**

 3  1  1

Price: \$700,000
Method: Sold Before Auction
Date: 05/04/2019
Rooms: 4
Property Type: Unit
Land Size: 316 sqm approx