Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2/16 Coolabah Street, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$690,000	&	\$750,000
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Median sale price

Median price	\$707,500	Pro	perty Type U	nit		Suburb	Doncaster
Period - From	01/04/2019	to	30/06/2019	So	ource	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

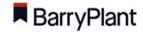
Add	dress of comparable property	Price	Date of sale
1	1/15 Boronia Gr DONCASTER EAST 3109	\$735,000	19/07/2019
2	2/24 Hamilton Cr DONCASTER EAST 3109	\$730,000	08/05/2019
3	1/1 Mantell St DONCASTER EAST 3109	\$700,000	05/04/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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

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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)

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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)

-3

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Agent Comments

Agent Comments



Method: Sold Before Auction

Date: 05/04/2019 **Rooms:** 4

Property Type: Unit

Land Size: 316 sqm approx

Account - Barry Plant | P: 03 9842 8888



