

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

3 Pagoda Court, Doncaster, VIC 3108

Indicative selling price

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

SINGLE
PRICE

\$1,275,000

Median sale price

MEDIAN
PRICE

\$1,150,000

HOUSE

X

SUBURB

Doncaster

PERIOD -
FROM

April 2019

TO

June 2019

SOURCE

REIV

Comparable property sales

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

3 Judith Court, Doncaster

\$1,250,000

16/04/2019

18 Toulon Drive, Templestowe Lower

\$1,330,000

16/03/2019

24 Romilly Avenue, Templestowe Lower

\$1,260,000

16/06/2019

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Comparable properties



\$1,250,000

3 Judith Court, Doncaster, Victoria

DATE: 16/04/2019

PROPERTY TYPE: House

 4
  2
 2
  927.6 sqm



\$1,330,000

18 Toulon Drive, Templestowe Lower, Victoria

DATE: 16/03/2019

PROPERTY TYPE: House

 4
  3
 2
  1000 sqm



\$1,260,000

24 Romilly Avenue, Templestowe Lower, Victoria

DATE: 16/06/2019

PROPERTY TYPE: House

 4
  3
 2
  676 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee