

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 13 Peter Street, Doncaster East Vic 3109

Indicative selling price

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

Single price \$1,050,000

Median sale price

Median price \$1,220,000 House X Unit Suburb Doncaster East

Period - From 01/07/2018 to 30/09/2018 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	6 Boronia Gr DONCASTER EAST 3109	\$1,055,000	08/09/2018
2	27 Highview Dr DONCASTER 3108	\$1,000,500	27/09/2018
3	25 Tristania St DONCASTER EAST 3109	\$1,000,000	31/05/2018

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  2  1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000

Median House Price

September quarter 2018: \$1,220,000

Comparable Properties



6 Boronia Gr DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$1,055,000

Method: Auction Sale

Date: 08/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 827 sqm approx



27 Highview Dr DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$1,000,500

Method: Private Sale

Date: 27/09/2018

Rooms: -

Property Type: House

Land Size: 726 sqm approx

25 Tristania St DONCASTER EAST 3109 (VG)

Agent Comments

 3  -  -

Price: \$1,000,000

Method: Sale

Date: 31/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 679 sqm approx