

# 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

6 Loxley Court, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,141,900

Property Type

House

Suburb

Doncaster East

Period - From

17/10/2018

to

16/10/2019

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	7 Turana St DONCASTER 3108	\$1,180,000	21/06/2019
2	7 Orion PI DONCASTER EAST 3109	\$1,100,000	08/08/2019
3	17 Roseville Av DONCASTER 3108	\$1,100,000	05/08/2019

**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:

17/10/2019 11:31



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 804 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
17/10/2018 - 16/10/2019: \$1,141,900

## Comparable Properties



**7 Turana St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 21/06/2019  
**Property Type:** House  
**Land Size:** 757 sqm approx



**7 Orion PI DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 08/08/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 713 sqm approx



**17 Roseville Av DONCASTER 3108 (VG)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Sale  
**Date:** 05/08/2019  
**Property Type:** House (Res)  
**Land Size:** 660 sqm approx