

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

16 Daly Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$1,310,000

House

X

Unit

Suburb

Doncaster East

Period - From

01/10/2017

to

31/12/2017

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 Richard St DONCASTER EAST 3109	\$1,295,000	09/12/2017
2	40 Gedye St DONCASTER EAST 3109	\$1,260,000	02/12/2017
3	38 Belinda Cr DONCASTER EAST 3109	\$1,250,600	01/03/2018

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.



Rooms: 5
Property Type: House
Land Size: 679.341 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
Median House Price
 December quarter 2017: \$1,310,000

Comparable Properties



1 Richard St DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,295,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 725 sqm approx



40 Gedy St DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,260,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 10
Property Type: House (Res)
Land Size: 657 sqm approx



38 Belinda Cr DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,250,600
Method: Private Sale
Date: 01/03/2018
Rooms: -
Property Type: House
Land Size: 667 sqm approx