

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

17 Highfield Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,250,300 House X Unit Suburb Doncaster East

Period - From 01/01/2018 to 31/03/2018 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	38 Highfield Rd DONCASTER EAST 3109	\$1,180,000	20/02/2018
2	10 Bowen Rd DONCASTER EAST 3109	\$1,150,000	02/07/2018
3	23 Underwood Dr DONVALE 3111	\$1,105,000	10/04/2018

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  2

Rooms: 7

Property Type: House

Land Size: 653.505 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2018: \$1,250,300

Comparable Properties



38 Highfield Rd DONCASTER EAST 3109 (REI/VG)

 4  1  2

Price: \$1,180,000

Method: Private Sale

Date: 20/02/2018

Rooms: 5

Property Type: House (Res)

Land Size: 645 sqm approx

Agent Comments

Better house has polished timber floors throughout and updated bathroom.



10 Bowen Rd DONCASTER EAST 3109 (REI)

 4  2  2

Price: \$1,150,000

Method: Sold Before Auction

Date: 02/07/2018

Rooms: -

Property Type: House

Land Size: 649 sqm approx

Agent Comments

Updated kitchen, manicured gardens on a corner block.



23 Underwood Dr DONVALE 3111 (VG)

 4  -  -

Price: \$1,105,000

Method: Sale

Date: 10/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 639 sqm approx

Agent Comments