

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	98 Gedye Street, Doncaster East Vic 3109
---	--

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price*

Median price	\$1,278,000	Property Type	House	Suburb	Doncaster East
Period - From	05/08/2019	to	05/02/2020	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	41 Springfield Rd BOX HILL NORTH 3129	\$1,200,000	07/12/2019
2	34 Grange Park Av DONCASTER 3108	\$1,150,000	23/08/2019
3	2 Boyland Ct BOX HILL NORTH 3129	\$1,100,000	31/08/2019

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:

05/02/2020 14:06