

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 Stables Circuit, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,635,000

Median sale price

Median price \$1,230,000

House

X

Unit

Suburb

Doncaster

Period - From 01/07/2018

to

30/09/2018

Source REIV

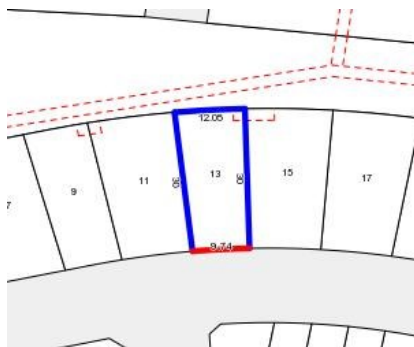
Comparable property sales (*Delete A or B below as applicable)

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		
2		
3		

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
  3
  2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,635,000
Median House Price
 September quarter 2018: \$1,230,000

Comparable Properties



13 Philip Av DONCASTER 3108 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$1,555,000
Method: Auction Sale
Date: 26/05/2018
Rooms: 7
Property Type: House (Res)
Land Size: 387 sqm approx

13a Philip Av DONCASTER 3108 (VG)

Agent Comments

 4
  -
  -

Price: \$1,555,000
Method: Sale
Date: 02/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 394 sqm approx

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.