

## 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

12 Worthing Avenue, 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 \$1,300,000

&

\$1,430,000

#### Median sale price

Median price \$1,430,000

House

X

Unit

Suburb Doncaster East

Period - From 01/07/2017

to 30/09/2017

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	17 Hertford Rd DONCASTER EAST 3109	\$1,405,000	07/10/2017
2	9 Abelia St DONCASTER EAST 3109	\$1,370,000	25/08/2017
3	44 Hertford Rd DONCASTER EAST 3109	\$1,310,000	15/10/2017

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.

12 Worthing Avenue, Doncaster East Vic 3109



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**Indicative Selling Price**

\$1,300,000 - \$1,430,000

**Median House Price**

September quarter 2017: \$1,430,000



4 2 2

**Rooms:**

**Property Type:** House

**Land Size:** 665 sqm approx

**Agent Comments**

## Comparable Properties



17 Hertford Rd DONCASTER EAST 3109 (REI) **Agent Comments**

4 3 2

**Price:** \$1,405,000

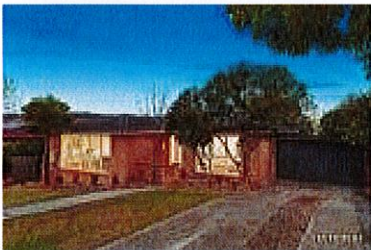
**Method:** Auction Sale

**Date:** 07/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 654 sqm approx



9 Abelia St DONCASTER EAST 3109 (REI)

**Agent Comments**

4 2 2

**Price:** \$1,370,000

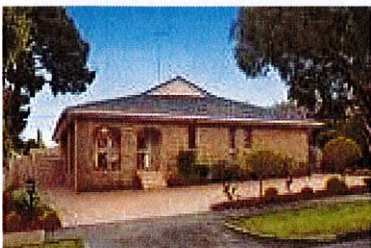
**Method:** Sold Before Auction

**Date:** 25/08/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 660 sqm approx



44 Hertford Rd DONCASTER EAST 3109 (REI)

**Agent Comments**

4 2 1

**Price:** \$1,310,000

**Method:** Private Sale

**Date:** 15/10/2017

**Rooms:** 8

**Property Type:** House

**Land Size:** 658 sqm approx