

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	107 Blackburn Road, Doncaster East Vic 3109
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Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,300,400	House	X	Unit		Suburb	Doncaster East
Period - From	01/04/2018	to	30/06/2018	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	13 Lantana St DONCASTER EAST 3109	\$1,199,888	26/03/2018
2	2 Argyle St DONVALE 3111	\$1,150,000	22/08/2018
3	34 Landscape Dr DONCASTER EAST 3109	\$1,100,000	28/04/2018

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.



Rooms:

Property Type: House

Land Size: 730.50 sqm approx

Agent Comments

Comparable Properties



13 Lantana St DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$1,199,888

Method: Sale

Date: 26/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 652 sqm approx



2 Argyle St DONVALE 3111 (REI)

Agent Comments



Price: \$1,150,000

Method: Sold Before Auction

Date: 22/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 747 sqm approx



34 Landscape Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 28/04/2018

Rooms: 6

Property Type: House (Res)

Land Size: 644 sqm approx