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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	107 Blackburn Road, Doncaster East Vic 3109
Including suburb and	
postcode	

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	\$1,300,400	Hou	ise 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.

Ad	dress 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

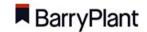
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** June quarter 2018: \$1,300,400





Rooms:

Property Type: House

Land Size: 730.50 sqm approx

Agent Comments

Comparable Properties



13 Lantana St DONCASTER EAST 3109 (VG)





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)





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









Price: \$1,100,000 Method: Auction Sale Date: 28/04/2018 Rooms: 6

Property Type: House (Res) Land Size: 644 sqm approx

Agent Comments

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