

## 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

49 Victoria Street, Doncaster Vic 3108

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&amp;

\$1,150,000

**Median sale price**

Median price \$1,397,500

House

X

Unit

Suburb

Doncaster

Period - From 01/07/2017

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	3 Erin Ct DONCASTER 3108	\$1,150,000	09/03/2018
2	48 Ross St DONCASTER EAST 3109	\$1,146,000	01/09/2018
3	3 Brindy Cr DONCASTER EAST 3109	\$1,085,000	14/07/2018

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.



3  
 1  
 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 664 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 Year ending June 2018: \$1,397,500

## Comparable Properties

### 3 Erin Ct DONCASTER 3108 (VG)

Agent Comments

2  
 -  
 -

**Price:** \$1,150,000  
**Method:** Sale  
**Date:** 09/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 675 sqm approx



### 48 Ross St DONCASTER EAST 3109 (REI)

Agent Comments

3  
 1  
 2

**Price:** \$1,146,000  
**Method:** Auction Sale  
**Date:** 01/09/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx



### 3 Brindy Cr DONCASTER EAST 3109 (REI)

Agent Comments

3  
 1  
 1

**Price:** \$1,085,000  
**Method:** Auction Sale  
**Date:** 14/07/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 722 sqm approx