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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	sa	е
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Property offered for Sale									
Including subu		408/18 Berkeley Street, Doncaster Vic 3108							
Indicative selli	ng price								
For the meaning	of this price se	e consumer.vic	o.gov.au/unde	rquoting					
Range betweer	\$720,000	&	\$79	00,000					
Median sale price									
Median price	\$590,000	House	Unit	Х	Suburb Doncaster				
Period - From	01/10/2017	to 30/09/20	018	Source F	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	303/1 Sovereign Point Ct DONCASTER 3108	\$835,000	11/05/2018
2	12/75-77 Tram Rd DONCASTER 3108	\$630,000	09/05/2018
3	608/1 Grovesnor St DONCASTER 3108		07/09/2018

#### 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** \$720,000 - \$790,000 **Median Unit Price** Year ending September 2018: \$590,000





Property Type: Strata Unit/Flat

Agent Comments

# Comparable Properties



303/1 Sovereign Point Ct DONCASTER 3108

(REI)

**--**3

Price: \$835,000 Method: Private Sale Date: 11/05/2018

Rooms: 6

Property Type: Apartment

12/75-77 Tram Rd DONCASTER 3108 (REI/VG) Agent Comments







Price: \$630,000 Method: Private Sale Date: 09/05/2018

Rooms: -

**Property Type:** Apartment



608/1 Grovesnor St DONCASTER 3108 (REI)



Method: Private Sale Date: 07/09/2018 Rooms: 5

Property Type: Unit

**Account - VICPROP** 





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

**Agent Comments** 

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