

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

4 Murphy Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,155,000

House

X

Unit

Suburb

Doncaster East

Period - From

01/07/2018

to

30/06/2019

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	15 Toogoods Rise BOX HILL NORTH 3129	\$1,030,000	29/05/2019
2	29 Worthing Av DONCASTER EAST 3109	\$1,015,000	22/07/2019
3	8 Gainsborough St DONCASTER EAST 3109	\$985,000	13/04/2019

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.

4 Murphy Road, Doncaster East Vic 3109



3 1 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 670 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending June 2019: \$1,155,000

Comparable Properties



15 Toogoods Rise BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 2

Price: \$1,030,000

Method: Auction Sale

Date: 29/05/2019

Rooms: 5

Property Type: House (Res)

Land Size: 593 sqm approx



29 Worthing Av DONCASTER EAST 3109 (REI) **Agent Comments**

3 1 1

Price: \$1,015,000

Method: Private Sale

Date: 22/07/2019

Rooms: 4

Property Type: House

Land Size: 746 sqm approx



8 Gainsborough St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 1 2

Price: \$985,000

Method: Auction Sale

Date: 13/04/2019

Rooms: 4

Property Type: House (Res)

Land Size: 651 sqm approx