

## 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

3/6-10 Darcy 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 \$600,000

&

\$660,000

#### Median sale price

Median price \$610,000

House

Unit

X

Suburb

Doncaster

Period - From 01/07/2017

to

30/09/2017

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	3/36 Middlefield Dr BLACKBURN NORTH 3130	\$617,000	28/09/2017
2	2/1 Angus Gr DONCASTER 3108	\$612,500	09/12/2017
3	21 Mitchell St DONCASTER EAST 3109	\$600,000	18/08/2017

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:** Unit

Agent Comments

## Comparable Properties



**3/36 Middlefield Dr BLACKBURN NORTH 3130** Agent Comments  
(REI)



**Price:** \$617,000

**Method:** Private Sale

**Date:** 28/09/2017

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 207 sqm approx



**2/1 Angus Gr DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$612,500

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** -

**Property Type:** Unit

**Land Size:** 220 sqm approx

**21 Mitchell St DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 18/08/2017

**Rooms:** -

**Property Type:** Unit