

## 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

15 Carnarvon 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 \$820,000

&amp;

\$890,000

## Median sale price

Median price \$672,500

House

Unit

X

Suburb

Doncaster

Period - From 01/01/2017

to

31/12/2017

Source REIV

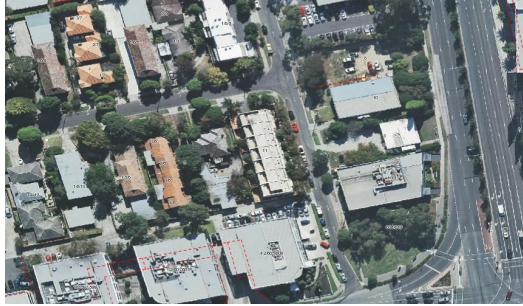
## Comparable property sales (\*Delete A or B below as applicable)

- 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	2/912 Station St BOX HILL NORTH 3129	\$858,000	12/10/2017
2	2/13 High St DONCASTER 3108	\$831,000	12/12/2017
3	2/22 Soderlund Dr DONCASTER 3108	\$800,000	17/03/2018

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  2  2

**Rooms:**

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$820,000 - \$890,000

**Median Unit Price**

Year ending December 2017: \$672,500

## Comparable Properties

**2/912 Station St BOX HILL NORTH 3129 (REI)**

Agent Comments

 3  2  2

**Price:** \$858,000

**Method:** Sold Before Auction

**Date:** 12/10/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 170 sqm approx



**2/13 High St DONCASTER 3108 (REI)**

Agent Comments

 3  2  2

**Price:** \$831,000

**Method:** Private Sale

**Date:** 12/12/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 170 sqm approx

**2/22 Soderlund Dr DONCASTER 3108 (REI)**

Agent Comments

 2  1  2

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 17/03/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 329 sqm approx