

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 Lara Court, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,300,000

Median sale price

Median price \$1,327,500

House

X

Unit

Suburb

Doncaster

Period - From 01/01/2018

to

31/03/2018

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 Gilmore Rd DONCASTER 3108	\$1,330,000	13/02/2018
2	76 Tram Rd DONCASTER 3108	\$1,325,000	21/02/2018
3	54 Ayr St DONCASTER 3108	\$1,270,000	06/06/2018

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.



 6  3  2

Rooms:
Property Type: House (Res)
Land Size: 808 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000
Median House Price
 March quarter 2018: \$1,327,500

Comparable Properties



3 Gilmore Rd DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,330,000
Method: Private Sale
Date: 13/02/2018
Rooms: 5
Property Type: House (Res)
Land Size: 724 sqm approx



76 Tram Rd DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,325,000
Method: Private Sale
Date: 21/02/2018
Rooms: 4
Property Type: House
Land Size: 710 sqm approx



54 Ayr St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,270,000
Method: Private Sale
Date: 06/06/2018
Rooms: 5
Property Type: House
Land Size: 725 sqm approx