

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

1d Mcleod Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$910,000

&

\$1,001,000

Median sale price

Median price

\$1,397,500

House

X

Unit

Suburb

Doncaster

Period - From

01/07/2017

to

30/06/2018

Source

REIV

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

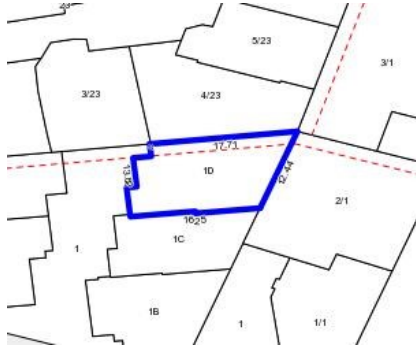
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6/3-5 Whittens La DONCASTER 3108	\$940,000	12/05/2018
2	1/15 Olympiad Cr BOX HILL NORTH 3129	\$910,000	01/09/2018
3	9/415 Doncaster Rd DONCASTER 3108	\$900,000	23/06/2018

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.

1d Mcleod Street, Doncaster Vic 3108



4 Bedrooms - 2 Carports

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$910,000 - \$1,001,000
Median House Price
Year ending June 2018: \$1,397,500

Comparable Properties



6/3-5 Whittens La DONCASTER 3108 (REI/VG) Agent Comments

4 Bedrooms - 2 Carports

Price: \$940,000
Method: Auction Sale
Date: 12/05/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 261 sqm approx



1/15 Olympiad Cr BOX HILL NORTH 3129 (REI) Agent Comments

3 Bedrooms - 2 Carports

Price: \$910,000
Method: Auction Sale
Date: 01/09/2018
Rooms: 6
Property Type: House (Res)
Land Size: 368 sqm approx



9/415 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

4 Bedrooms - 2 Carports

Price: \$900,000
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 207 sqm approx