

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 Larkspur Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$980,000

&

\$1,050,000

Median sale price

Median price \$1,230,000

House

X

Unit

Suburb

Doncaster

Period - From 01/07/2018

to

30/09/2018

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		
2		
3		

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  1  1

Rooms:

Property Type: House

Land Size: 721.80 sqm approx

Agent Comments

Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

September quarter 2018: \$1,230,000

Comparable Properties



27 Highview Dr DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$1,000,500

Method: Private Sale

Date: 27/09/2018

Rooms: -

Property Type: House

Land Size: 726 sqm approx

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.