

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

13 Burilla Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,153,250 House X Unit Suburb Doncaster

Period - From 01/04/2019 to 30/06/2019 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 Toinette Ct DONCASTER EAST 3109	\$1,050,000	05/08/2019
2	29 Worthing Av DONCASTER EAST 3109	\$1,015,000	22/07/2019
3	8 Gainsborough St DONCASTER EAST 3109	\$985,000	13/04/2019

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: House (Previously Occupied - Detached)

Land Size: 720 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

June quarter 2019: \$1,153,250

Comparable Properties



3 Toinette Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 05/08/2019

Rooms: -

Property Type: House (Res)

Land Size: 721 sqm approx



29 Worthing Av DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,015,000

Method: Private Sale

Date: 22/07/2019

Rooms: 4

Property Type: House

Land Size: 746 sqm approx



8 Gainsborough St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$985,000

Method: Auction Sale

Date: 13/04/2019

Rooms: 4

Property Type: House (Res)

Land Size: 651 sqm approx