

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

1 Davis Street, Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,350,000

Median sale priceMedian price

\$1,277,500

Property type

House

Suburb

Doncaster

Period - From

01/07/2019

to

30/09/2019

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. 48 Boyd Street, Doncaster	\$1,151,000	16/11/2019
2. 9 Gilmore Road, Doncaster	\$1,340,000	07/09/2019
3. 47 Finlayson Street, Doncaster	\$1,366,500	07/09/2019

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.~~

This Statement of Information was prepared on:

03/12/2019

Comparable properties



\$1,151,000

48 Boyd Street, Doncaster, Victoria

DATE: 16/11/2019

PROPERTY TYPE: House

 3  1
 1  652 sqm x



\$1,340,000

9 Gilmore Road, Doncaster, Victoria

DATE: 07/09/2019

PROPERTY TYPE: House

 3  1
 1  720 sqm



\$1,366,500

47 Finlayson Street, Doncaster, Victoria

DATE: 07/09/2019

PROPERTY TYPE: House

 3  1
 2  714 sqm x

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21 days on market



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