

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

18 Glenfern Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,156,000 House X Unit Suburb Doncaster

Period - From 01/01/2019 to 31/03/2019 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	39 Riverview Tce BULLEEN 3105	\$981,000	17/01/2019
2	19 Dion St DONCASTER 3108	\$961,000	21/03/2019
3	29 Sassafras Dr TEMPLESTOWE LOWER 3107	\$900,200	27/04/2019

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.



 3  1  2

Rooms:

Property Type: House (Res)

Land Size: 690 sqm approx

Agent Comments

Comparable Properties



39 Riverview Tce BULLEEN 3105 (REI)

Agent Comments

 3  1  1

Price: \$981,000

Method: Private Sale

Date: 17/01/2019

Rooms: 4

Property Type: House (Res)

Land Size: 603 sqm approx



19 Dion St DONCASTER 3108 (REI)

Agent Comments

 3  1  1

Price: \$961,000

Method: Private Sale

Date: 21/03/2019

Rooms: -

Property Type: House

Land Size: 728 sqm approx

29 Sassafra Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$900,200

Method: Auction Sale

Date: 27/04/2019

Rooms: 7

Property Type: House (Res)

Land Size: 705 sqm approx