

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

3/28 Roger Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$922,500

House

Unit

X

Suburb

Doncaster East

Period - From

01/07/2017

to

30/09/2017

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	18b Churchill St DONCASTER EAST 3109	\$816,000	22/07/2017
2	4/30 Fromhold Dr DONCASTER 3108	\$751,000	16/09/2017
3	3/30 Fromhold Dr DONCASTER 3108	\$750,000	05/08/2017

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.

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Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

September quarter 2017: \$922,500



 3  2  2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



18b Churchill St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  1  2

Price: \$816,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 6

Property Type: Townhouse (Res)



4/30 Fromhold Dr DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  1

Price: \$751,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: Townhouse (Res)



3/30 Fromhold Dr DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  1

Price: \$750,000

Method: Auction Sale

Date: 05/08/2017

Rooms: 5

Property Type: Townhouse (Res)