

## 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

142 Ayr Street, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$975,000

#### Median sale price

Median price \$1,160,000 House X Unit Suburb Doncaster

Period - From 01/10/2018 to 31/12/2018 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	85 Rose Av TEMPLESTOWE LOWER 3107	\$965,000	19/10/2018
2	167 High St DONCASTER 3108	\$945,500	13/10/2018
3	14 Glenfern Av DONCASTER 3108	\$900,000	20/11/2018

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

**Land Size:** 735 sqm approx

Agent Comments

## Comparable Properties



**85 Rose Av TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments



**Price:** \$965,000

**Method:** Private Sale

**Date:** 19/10/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 718 sqm approx



**167 High St DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$945,500

**Method:** Auction Sale

**Date:** 13/10/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 731 sqm approx



**14 Glenfern Av DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$900,000

**Method:** Private Sale

**Date:** 20/11/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 683 sqm approx