

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

20 Gedye Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,055,000 House X Unit Suburb Doncaster East

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	32 Tristania St DONCASTER EAST 3109	\$928,000	27/11/2018
2	49 Eram Rd BOX HILL NORTH 3129	\$896,000	24/10/2018
3	5 Fairlane Ct BLACKBURN NORTH 3130	\$850,000	01/12/2018

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.

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Indicative Selling Price

\$850,000 - \$935,000

Median House Price

December quarter 2018: \$1,055,000



 3  1  2

Rooms:

Property Type: House

Land Size: 724 sqm approx

Agent Comments

Comparable Properties



32 Tristania St DONCASTER EAST 3109 (REI) **Agent Comments**

 3  1  1

Price: \$928,000

Method: Private Sale

Date: 27/11/2018

Rooms: -

Property Type: House

Land Size: 726 sqm approx



49 Eram Rd BOX HILL NORTH 3129 (REI) **Agent Comments**

 3  1  2

Price: \$896,000

Method: Sold Before Auction

Date: 24/10/2018

Rooms: 5

Property Type: House (Res)

Land Size: 583 sqm approx



5 Fairlane Ct BLACKBURN NORTH 3130 (REI) **Agent Comments**

 3  1  2

Price: \$850,000

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 535 sqm approx