

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 6/885-889 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Single price \$679,990

Median sale price

Median price \$834,000 House Unit X Suburb Doncaster East

Period - From 01/10/2017 to 31/12/2017 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 5/9-11 Devon Dr DONCASTER EAST 3109	\$691,000	30/10/2017
2 2/82 Tram Rd DONCASTER 3108	\$688,000	10/10/2017
3 203/8 Hepburn Rd DONCASTER 3108	\$674,000	02/01/2018

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.



 2  2  1

Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$679,990

Median Unit Price

December quarter 2017: \$834,000

Comparable Properties

5/9-11 Devon Dr DONCASTER EAST 3109 (VG) Agent Comments

 2  -  -

Price: \$691,000

Method: Sale

Date: 30/10/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

2/82 Tram Rd DONCASTER 3108 (VG)

Agent Comments

 3  -  -

Price: \$688,000

Method: Sale

Date: 10/10/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



203/8 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$674,000

Method: Private Sale

Date: 02/01/2018

Rooms: -

Property Type: Apartment