

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

17 Octantis Street, Doncaster East Vic 3109

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

\$1,055,000

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	38 Pine Hill Dr DONCASTER EAST 3109	\$988,000	02/03/2019
2	5 Noral Ct TEMPLESTOWE 3106	\$985,000	09/01/2019
3	11 Hertford Rd DONCASTER EAST 3109	\$940,000	23/03/2019

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.



Rooms:
Property Type: House
Land Size: 686 sqm approx
Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 December quarter 2018: \$1,055,000

Comparable Properties



38 Pine Hill Dr DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$988,000
Method: Auction Sale
Date: 02/03/2019
Rooms: 8
Property Type: House (Res)
Land Size: 839 sqm approx



5 Noral Ct TEMPLESTOWE 3106 (REI/VG) **Agent Comments**



Price: \$985,000
Method: Private Sale
Date: 09/01/2019
Rooms: -
Property Type: House
Land Size: 746 sqm approx



11 Hertford Rd DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$940,000
Method: Auction Sale
Date: 23/03/2019
Rooms: 5
Property Type: House (Res)
Land Size: 708 sqm approx