

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

47 Finlayson Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,153,250

House

X

Unit

Suburb Doncaster

Period - From 01/04/2019

to

30/06/2019

Source REIV

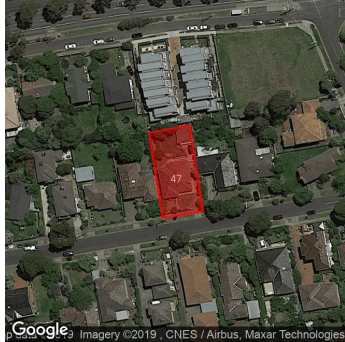
Comparable property sales (*Delete A or B below as applicable)

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	81 Peter St BOX HILL NORTH 3129	\$1,095,000	08/05/2019
2	13 Winston Dr DONCASTER 3108	\$1,090,000	09/03/2019
3	58 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,024,000	01/07/2019

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: 714 sqm approx

Agent Comments

Comparable Properties



81 Peter St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,095,000

Method: Private Sale

Date: 08/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 723 sqm approx



13 Winston Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,090,000

Method: Private Sale

Date: 09/03/2019

Rooms: 6

Property Type: House



58 Olympus Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,024,000

Method: Private Sale

Date: 01/07/2019

Rooms: 4

Property Type: House (Res)

Land Size: 653 sqm approx