

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

5 Fromhold Drive, Doncaster Vic 3108

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,250,000

Median sale price

Median price \$1,450,000

House

X

Unit

Suburb

Doncaster

Period - From 01/04/2017

to

31/03/2018

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	66 Margot Av DONCASTER 3108	\$1,350,000	17/03/2018
2	3/5 Leura St DONCASTER EAST 3109	\$1,326,000	24/03/2018
3	1/1 Vicki Ct DONCASTER EAST 3109	\$1,280,000	29/12/2017

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.



 4  3  2

Rooms:

Property Type: House (Res)

Land Size: 336 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000

Median House Price

Year ending March 2018: \$1,450,000

Comparable Properties



66 Margot Av DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,350,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House



3/5 Leura St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,326,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 7

Property Type: Townhouse (Res)



1/1 Vicki Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,280,000

Method: Private Sale

Date: 29/12/2017

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 365 sqm approx