

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

15 Cason Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,156,000 House X Unit Suburb Doncaster

Period - From 01/01/2019 to 31/03/2019 Source REIV

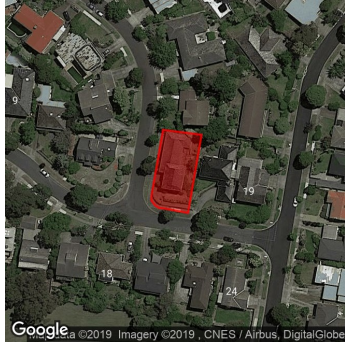
Comparable property sales (*Delete A or B below as applicable)

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	33 Rathmullen Qdrnt DONCASTER 3108	\$1,000,000	25/01/2019
2	1 Hotham St TEMPLESTOWE LOWER 3107	\$990,000	12/04/2019
3	8 Cranbrook Ct DONCASTER 3108	\$950,000	07/06/2019

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.



 4  2  2

Rooms:
Property Type: House
Land Size: 642 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 March quarter 2019: \$1,156,000

Comparable Properties



33 Rathmullen Qdrnt DONCASTER 3108 (VG) Agent Comments

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Price: \$1,000,000
Method: Sale
Date: 25/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 652 sqm approx



1 Hotham St TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 4  1  2

Price: \$990,000
Method: Private Sale
Date: 12/04/2019
Rooms: 5
Property Type: House (Res)
Land Size: 696 sqm approx



8 Cranbrook Ct DONCASTER 3108 (REI) Agent Comments

 4  2  2

Price: \$950,000
Method: Private Sale
Date: 07/06/2019
Rooms: -
Property Type: House
Land Size: 666 sqm approx