

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

26 Octantis Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,210,000

House X

Suburb Doncaster East

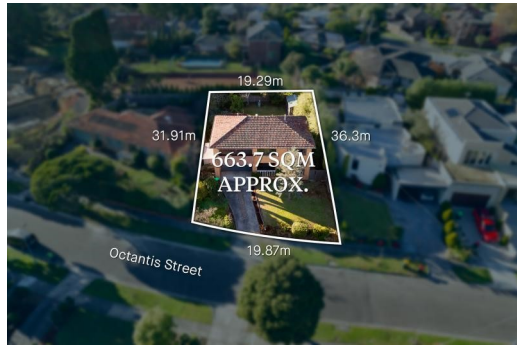
Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
16 Octantis St DONCASTER EAST 3109	\$1,270,000	22/10/2016
315 Serpells Rd DONCASTER EAST 3109	\$1,210,000	11/02/2017
16 Windermere Av DONCASTER EAST 3109	\$1,200,000	14/12/2016



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 664 sqm

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

March quarter 2017: \$1,210,000

Comparable Properties



16 Octantis St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,270,000

Method: Auction Sale

Date: 22/10/2016

Rooms: 10

Property Type: House (Res)

Land Size: 653 sqm



315 Serpells Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,210,000

Method: Auction Sale

Date: 11/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 798 sqm



16 Windermere Av DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$1,200,000

Method: Sale

Date: 14/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 657 sqm