

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	38 Gaudion Road, Doncaster East Vic 3109
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Indicative selling price

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

Range between	\$980,000	&	\$1,075,000
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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	6 Harvell Ct DONCASTER 3108	\$1,038,000	03/12/2018
2	11 Cavalier St DONCASTER EAST 3109	\$1,025,000	08/02/2019
3	5 Noral Ct TEMPLESTOWE 3106	\$985,000	09/01/2019

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 (Previously Occupied - Detached)

Land Size: 713 sqm approx

Agent Comments

Indicative Selling Price

\$980,000 - \$1,075,000

Median House Price

December quarter 2018: \$1,055,000

Comparable Properties



6 Harvell Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,038,000

Method: Private Sale

Date: 03/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 687 sqm approx



11 Cavalier St DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  1

Price: \$1,025,000

Method: Private Sale

Date: 08/02/2019

Rooms: -

Property Type: House

Land Size: 637 sqm approx



5 Noral Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$985,000

Method: Private Sale

Date: 09/01/2019

Rooms: -

Property Type: House

Land Size: 746 sqm approx