

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

1 Turana Street, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,525,000

Median sale price

Median price \$1,327,500

House

X

Unit

Suburb

Doncaster

Period - From 01/01/2018

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	1 Winters Way DONCASTER 3108	\$1,600,000	29/03/2018
2	15 Coolabah St DONCASTER 3108	\$1,500,000	09/02/2018
3	44 Council St DONCASTER 3108	\$1,490,000	17/02/2018

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.



 5  3  2

Rooms:
Property Type: House (Res)
Land Size: 656 sqm approx
Agent Comments

Indicative Selling Price
 \$1,525,000
Median House Price
 March quarter 2018: \$1,327,500

Comparable Properties



1 Winters Way DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,600,000
Method: Private Sale
Date: 29/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 729 sqm approx



15 Coolabah St DONCASTER 3108 (VG)

Agent Comments

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Price: \$1,500,000
Method: Sale
Date: 09/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 745 sqm approx



44 Council St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,490,000
Method: Auction Sale
Date: 17/02/2018
Rooms: 8
Property Type: House (Res)
Land Size: 656 sqm approx