

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

21 Gaudion Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,441,000 House X Unit Suburb Doncaster East

Period - From 01/04/2017 to 30/06/2017 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	56 Greenridge Av TEMPLESTOWE 3106	\$1,300,000	27/03/2017
2	10 Meredith Av TEMPLESTOWE 3106	\$1,280,500	06/04/2017
3	107 Church Rd DONCASTER 3108	\$1,275,000	25/04/2017

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.

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2017: \$1,441,000



 4  2  2

Rooms: 7

Property Type: House

Land Size: 663 sqm approx

Agent Comments

Comparable Properties

56 Greenridge Av TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Private Sale

Date: 27/03/2017

Rooms: -

Property Type: House

Land Size: 686 sqm approx



10 Meredith Av TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  3

Price: \$1,280,500

Method: Private Sale

Date: 06/04/2017

Rooms: -

Property Type: House (Res)



107 Church Rd DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,275,000

Method: Sold Before Auction

Date: 25/04/2017

Rooms: 8

Property Type: House (Res)

Land Size: 405 sqm approx