

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

88 Ayr Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,300

&

\$1,430

Median sale price

Median price

\$1,300,000

House

X

Unit

Suburb

Doncaster

Period - From

01/01/2018

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	16 Verene Av TEMPLESTOWE LOWER 3107	\$1,300,000	20/02/2019
2	16 Valentine St BULLEEN 3105	\$1,260,000	16/02/2019
3	44 High St DONCASTER 3108	\$1,250,000	18/10/2018

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.

88 Ayr Street, Doncaster Vic 3108



 3  1  1

Rooms:

Property Type: Development site

Land Size: 725 sqm approx

Agent Comments

Versatile corner site

Indicative Selling Price

\$1,300 - \$1,430

Median House Price

Year ending December 2018: \$1,300,000

Although the home is not as presentable as the comparable homes the value is considerably higher due to the Corner site which has additional value for redevelopment of x 2 homes with street frontages and possible retention of existing.

Comparable Properties

16 Verene Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  3  2

Price: \$1,300,000

Method: Private Sale

Date: 20/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 649 sqm approx



16 Valentine St BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,260,000

Method: Auction Sale

Date: 16/02/2019

Rooms: 6

Property Type: House (Res)



44 High St DONCASTER 3108 (REI)

Agent Comments

 5  3  2

Price: \$1,250,000

Method: Private Sale

Date: 18/10/2018

Rooms: 6

Property Type: House

Land Size: 677 sqm approx