

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

4 Colston Close, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,250,000

&

\$1,370,000

Median sale price

Median price \$1,420,000

House

X

Unit

Suburb Doncaster

Period - From 01/07/2017

to

30/09/2017

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	58 Dehnert St DONCASTER EAST 3109	\$1,268,000	11/11/2017
2	13 Rubicon Cr DONCASTER 3108	\$1,361,500	26/08/2017
3	67 Hampshire Rd DONCASTER 3108	\$1,345,000	08/07/2017

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.



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 780 sqm approx

Agent Comments

Comparable Properties



58 Dehnert St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,268,000

Method: Auction Sale

Date: 11/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 651 sqm approx



13 Rubicon Cr DONCASTER 3108 (REI)

Agent Comments

 -  -  -

Price: \$1,361,500

Method: Auction Sale

Date: 26/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 651 sqm approx



67 Hampshire Rd DONCASTER 3108 (REI)

Agent Comments

 3  3  3

Price: \$1,345,000

Method: Auction Sale

Date: 08/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 823 sqm approx