

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

136 Church Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,450,000

&

\$1,595,000

Median sale price

Median price \$1,450,000

House

X

Unit

Suburb Doncaster

Period - From 01/01/2017

to

31/12/2017

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	20 Major St DONCASTER EAST 3109	\$1,563,000	25/11/2017
2	724 Doncaster Rd DONCASTER 3108	\$1,510,000	19/10/2017
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.



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 647 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

Year ending December 2017: \$1,450,000

Comparable Properties



20 Major St DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,563,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 8

Property Type: House (Res)

Land Size: 670 sqm approx



724 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

- - -

Price: \$1,510,000

Method: Private Sale

Date: 19/10/2017

Rooms: -

Property Type: Land (Commercial)

Land Size: 793 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