

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

8 Ernst Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,220,000

&

\$1,342,000

Median sale price

Median price \$1,405,000

House

X

Unit

Suburb Doncaster

Period - From 01/10/2017

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	4 glenda St DONCASTER 3108	\$1,300,000	06/02/2018
2	18 Feathertop Av TEMPLESTOWE LOWER 3107	\$1,300,000	25/11/2017
3	16 Jocelyn Av BALWYN NORTH 3104	\$1,266,000	10/02/2018

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.



Rooms:

Property Type: House

Land Size: 730 sqm approx

Agent Comments

Comparable Properties



4 glenda St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 06/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 651 sqm approx



18 Feathertop Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 6

Property Type: House (Res)

Land Size: 725 sqm approx



16 Jocelyn Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,266,000

Method: Auction Sale

Date: 10/02/2018

Rooms: -

Property Type: House (Res)