

## 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

109A Ayr Street, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

#### Median sale price

Median price \$742,000

Unit X

Suburb Doncaster

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/3 Ada St DONCASTER 3108	\$980,000	01/05/2017
1/16 Carrathool St BULLEEN 3105	\$948,000	19/12/2016
4/62-64 Manningham Rd BULLEEN 3105	\$910,000	04/05/2017



109A Ayr Street, Doncaster Vic 3108



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**Indicative Selling Price**

\$900,000 - \$990,000

**Median Unit Price**

March quarter 2017: \$742,000



**Rooms:**

**Property Type:** Town House

**Land Size:** 403.517 sqm

Agent Comments

## Comparable Properties

3/3 Ada St DONCASTER 3108 (REI)

Agent Comments



**Price:** \$980,000

**Method:** Private Sale

**Date:** 01/05/2017

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 183 sqm



1/16 Carrathool St BULLEEN 3105 (REI/VG)

Agent Comments



**Price:** \$948,000

**Method:** Private Sale

**Date:** 19/12/2016

**Rooms:** 6

**Property Type:** Townhouse (Single)



4/62-64 Manningham Rd BULLEEN 3105 (REI) Agent Comments



**Price:** \$910,000

**Method:** Sold Before Auction

**Date:** 04/05/2017

**Rooms:** 8

**Property Type:** Townhouse (Res)

**Land Size:** 190 sqm