

# 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 67 Stanton 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,153,250 Property Type House Suburb Doncaster

Period - From 01/04/2019 to 30/06/2019 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	52 Koolkuna Av DONCASTER 3108	\$1,200,000	20/07/2019
2	14 Log School Rd DONCASTER 3108	\$1,135,000	15/06/2019
3	6 Braeside Dr DONCASTER 3108	\$1,040,000	17/07/2019

**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.~~

This Statement of Information was prepared on: 07/10/2019 13:32



4   3   2

**Property Type:** House (Res)

**Land Size:** 670 sqm approx

Agent Comments

## Comparable Properties



**52 Koolkuna Av DONCASTER 3108 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 20/07/2019

**Property Type:** House (Res)

**Land Size:** 645 sqm approx



**14 Log School Rd DONCASTER 3108 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$1,135,000

**Method:** Auction Sale

**Date:** 15/06/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 649 sqm approx



**6 Braeside Dr DONCASTER 3108 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,040,000

**Method:** Private Sale

**Date:** 17/07/2019

**Property Type:** House

**Land Size:** 684 sqm approx