

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

24 Marshall Avenue, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see 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	17 Roseville Av DONCASTER 3108	\$1,100,000	05/08/2019
2	13 Chiltern Ct DONCASTER EAST 3109	\$1,080,000	10/04/2019
3	43 Baird St.S DONCASTER 3108	\$1,005,000	09/04/2019

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:

17/09/2019 14:35



 3  - 

Property Type: House (Previously Occupied - Detached)
Land Size: 716 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2019: \$1,153,250

Comparable Properties



17 Roseville Av DONCASTER 3108 (VG)

Agent Comments

 4  -  -

Price: \$1,100,000
Method: Sale
Date: 05/08/2019
Property Type: House (Res)
Land Size: 660 sqm approx

13 Chiltern Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,080,000
Method: Private Sale
Date: 10/04/2019
Property Type: House (Res)
Land Size: 660 sqm approx

43 Baird St.S DONCASTER 3108 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,005,000
Method: Private Sale
Date: 09/04/2019
Property Type: House
Land Size: 740 sqm approx