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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,153,250	Pro	operty Type	Hous	se		Suburb	Doncaster
Period - From	01/04/2019	to	30/06/2019		So	urce	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.

Ade	dress 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









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)



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

13 Chiltern Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments



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

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

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.