# 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

1/12a Daws Road, Doncaster East Vic 3109

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,278,000	Pro	operty Type	Hous	se		Suburb	Doncaster East
Period - From	01/10/2019	to	31/12/2019		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	1/12 Gedye St DONCASTER EAST 3109	\$1,050,000	04/02/2020
2	3/67 Renshaw St DONCASTER EAST 3109	\$1,038,800	19/03/2020
3	1/7 Ascot St DONCASTER EAST 3109	\$1,000,000	24/12/2019

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:

02/04/2020 08:44









Property Type: House Land Size: 299.458 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price December quarter 2019: \$1,278,000

# **Comparable Properties**



1/12 Gedye St DONCASTER EAST 3109 (VG)



Price: \$1,050,000 Method: Sale Date: 04/02/2020 Property Type: Strata Unit/Flat



3/67 Renshaw St DONCASTER EAST 3109 (REI) Agent Comments

Agent Comments



Price: \$1,038,800 Method: Private Sale Date: 19/03/2020 Property Type: Townhouse (Single) Land Size: 200 sqm approx



1/7 Ascot St DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,000,000 Method: Private Sale Date: 24/12/2019 Property Type: Townhouse (Single)

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.