

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,278,000

Property Type House

Suburb Doncaster East

Period - From 01/10/2019

to 31/12/2019

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	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)** **Agent Comments**



**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**



**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)