

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

19 Hertford Road, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,540,000

&

\$1,694,000

Median sale price

Median price \$1,134,000

Property Type House

Suburb Doncaster East

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.

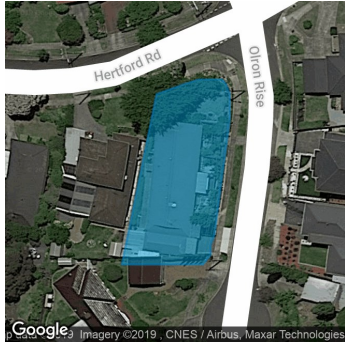
	Address of comparable property	Price	Date of sale
1	16 Turnstone St DONCASTER EAST 3109	\$1,820,000	11/05/2019
2	1 Grasmere Av DONCASTER EAST 3109	\$1,715,000	06/07/2019
3	121 Landscape Dr DONCASTER EAST 3109	\$1,522,500	08/04/2019

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:

16/09/2019 12:45



Property Type: House

Land Size: 752.754 sqm approx

Agent Comments

Comparable Properties



16 Turnstone St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,820,000

Method: Auction Sale

Date: 11/05/2019

Property Type: House (Res)

Land Size: 710 sqm approx

1 Grasmere Av DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,715,000

Method: Auction Sale

Date: 06/07/2019

Property Type: House (Res)



121 Landscape Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,522,500

Method: Private Sale

Date: 08/04/2019

Property Type: House

Land Size: 790 sqm approx