

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

16 Fairway Road, Doncaster Vic 3108

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,950,000

Median sale price

Median price \$1,420,000

House

X

Unit

Suburb Doncaster

Period - From 01/07/2017

to 30/09/2017

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	2 Idinia Ct DONCASTER 3108	\$2,123,500	23/09/2017
2	19 Singleton Rd BALWYN NORTH 3104	\$2,055,000	21/10/2017
3	35 Sylvander St BALWYN NORTH 3104	\$1,840,000	30/05/2017

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.~~



 4  3  6

Rooms:
Property Type: House (Res)
Land Size: 669 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000
Median House Price
September quarter 2017: \$1,420,000

Comparable Properties



2 Idinia Ct DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$2,123,500
Method: Auction Sale
Date: 23/09/2017
Rooms: 8
Property Type: House (Res)



19 Singleton Rd BALWYN NORTH 3104 (REI)

Agent Comments

 4  3  2

Price: \$2,055,000
Method: Auction Sale
Date: 21/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 734 sqm approx



35 Sylvander St BALWYN NORTH 3104 (VG)

Agent Comments

 3  -  -

Price: \$1,840,000
Method: Sale
Date: 30/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 627 sqm approx