

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

39 High Street, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,165,000

Median sale price

Median price \$1,327,500 House Unit Suburb Doncaster

Period - From 01/01/2018 to 31/03/2018 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	4 Marilyn St DONCASTER 3108	\$1,195,000	11/05/2018
2	16 Greenwood St DONCASTER 3108	\$1,185,000	10/05/2018
3	14 Marilyn St DONCASTER 3108	\$1,105,000	14/04/2018

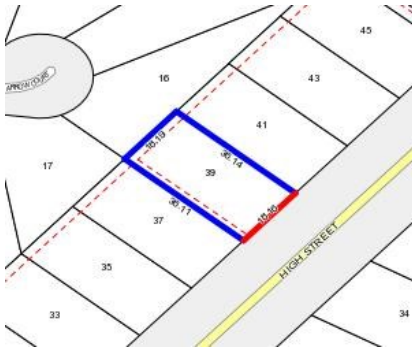
OR

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.

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Indicative Selling Price
\$1,165,000

Median House Price
March quarter 2018: \$1,327,500



 3  3  4

Rooms:
Property Type: House (Res)
Land Size: 656 sqm approx
Agent Comments

Comparable Properties



4 Marilyn St DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,195,000
Method: Private Sale
Date: 11/05/2018
Rooms: 4
Property Type: House



16 Greenwood St DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$1,185,000
Method: Private Sale
Date: 10/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 758 sqm approx



14 Marilyn St DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,105,000
Method: Auction Sale
Date: 14/04/2018
Rooms: 8
Property Type: House (Res)
Land Size: 656 sqm approx