

Dallas Taylor 8841 4808 0408 217 778 dallastaylor@jelliscraig.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

Address Including suburb and postcode	

Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000

Median sale price

Median price	\$1,441,000	Hou	ise X	Unit		Suburb	Doncaster East
Period - From	01/04/2017	to	30/06/2017		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

	made of companion property		
1	20 Bicentennial Ct DONCASTER EAST 3109	\$1,450,800	16/05/2017
2	59 Huntingfield Dr DONCASTER EAST 3109	\$1,373,000	18/03/2017
3	66 Tidcombe Cr DONCASTER EAST 3109	\$1,363,000	06/05/2017

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800





Price

Date of sale

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Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price June quarter 2017: \$1,441,000



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Rooms:

Property Type: House **Land Size:** 873 sqm approx

Agent Comments

Comparable Properties



20 Bicentennial Ct DONCASTER EAST 3109

(REI)

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A 2

Price: \$1,450,800 **Method:** Private Sale **Date:** 16/05/2017

Rooms: 7

Property Type: House (Res) **Land Size:** 785 sqm approx

Agent Comments



59 Huntingfield Dr DONCASTER EAST 3109

(REI/VG)

-5





Agent Comments

Price: \$1,373,000 **Method:** Auction Sale **Date:** 18/03/2017

Rooms: -

Property Type: House (Res) **Land Size:** 672 sqm approx



(REI)

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Agent Comments



Price: \$1,363,000 Method: Private Sale Date: 06/05/2017

Rooms: 9

Property Type: House (Res) Land Size: 696 sqm approx

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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.

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