

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 11a Gedye Street, Doncaster East Vic 3109

Indicative selling price

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

Single price \$1,275,000

Median sale price

Median price \$764,000 House Unit X Suburb Doncaster East

Period - From 01/04/2018 to 30/06/2018 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	3/5 Leura St DONCASTER EAST 3109	\$1,326,000	24/03/2018
2	3a Colchester Dr DONCASTER EAST 3109	\$1,320,000	10/02/2018
3	29a Franklin Rd DONCASTER EAST 3109	\$1,240,000	29/03/2018

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.



 4  3  2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,275,000
Median Unit Price
June quarter 2018: \$764,000

Comparable Properties



3/5 Leura St DONCASTER EAST 3109 (REI) **Agent Comments**

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Price: \$1,326,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 7
Property Type: Townhouse (Res)



3a Colchester Dr DONCASTER EAST 3109 (REI/VG) **Agent Comments**

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Price: \$1,320,000
Method: Private Sale
Date: 10/02/2018
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 330 sqm approx



29a Franklin Rd DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,240,000
Method: Private Sale
Date: 29/03/2018
Rooms: 9
Property Type: Townhouse (Res)
Land Size: 378 sqm approx