

## 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

3 Paul Street, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

#### Median sale price

Median price

\$1,450,000

House

X

Unit

Suburb

Doncaster

Period - From

01/01/2017

to

31/12/2017

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	1 Ebon Ct DONCASTER 3108	\$1,210,000	25/01/2018
2	56 Millicent Av BULLEEN 3105	\$1,195,000	29/08/2017
3	31 Caringal Av DONCASTER 3108	\$1,065,000	15/02/2018

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.



3   1   2

**Rooms:**

**Property Type:** House

**Land Size:** 785 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending December 2017: \$1,450,000

## Comparable Properties



**1 Ebon Ct DONCASTER 3108 (REI)**

Agent Comments

3   1   1

**Price:** \$1,210,000

**Method:** Private Sale

**Date:** 25/01/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 656 sqm approx



**56 Millicent Av BULLEEN 3105 (VG)**

Agent Comments

3   -   -

**Price:** \$1,195,000

**Method:** Sale

**Date:** 29/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 671 sqm approx

**31 Caringal Av DONCASTER 3108 (REI)**

Agent Comments

3   1   1

**Price:** \$1,065,000

**Method:** Private Sale

**Date:** 15/02/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 722 sqm approx