

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

**Indicative selling price**

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

Single price

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	39a George St DONCASTER EAST 3109	\$970,000	29/07/2017
2	2/61 Franklin Rd DONCASTER EAST 3109	\$959,000	25/03/2017
3	1/60 Worthing Av DONCASTER EAST 3109	\$958,000	10/06/2017

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.



3   2   2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 418 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$950,000  
**Median House Price**  
June quarter 2017: \$1,441,000

## Comparable Properties



**39a George St DONCASTER EAST 3109 (REI)**   [Agent Comments](#)

3   2   2

**Price:** \$970,000  
**Method:** Auction Sale  
**Date:** 29/07/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 283 sqm approx



**2/61 Franklin Rd DONCASTER EAST 3109 (REI)**   [Agent Comments](#)

3   2   2

**Price:** \$959,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** 7  
**Property Type:** Townhouse (Res)



**1/60 Worthing Av DONCASTER EAST 3109 (REI)**   [Agent Comments](#)

3   2   2

**Price:** \$958,000  
**Method:** Private Sale  
**Date:** 10/06/2017  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 437 sqm approx