

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

12 Colchester Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,441,000

House

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	Price	Date of sale
1	20 Pine Way DONCASTER EAST 3109	\$1,630,000	08/03/2017
2	24 Andersons Creek Rd DONCASTER EAST 3109	\$1,600,000	17/06/2017
3	9 Gemini Ct DONCASTER EAST 3109	\$1,570,000	08/04/2017

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.

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Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
June quarter 2017: \$1,441,000



Rooms:
Property Type: House
Land Size: 822 sqm approx
Agent Comments

Comparable Properties



20 Pine Way DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,630,000
Method: Private Sale
Date: 08/03/2017
Rooms: 7
Property Type: House
Land Size: 883 sqm approx



24 Andersons Creek Rd DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,600,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 9
Property Type: House (Res)
Land Size: 753 sqm approx



9 Gemini Ct DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,570,000
Method: Auction Sale
Date: 08/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 756 sqm approx