

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

4 Glenda Street, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$1,430,000

House

X

Unit

Suburb

Doncaster

Period - From 01/10/2016

to 30/09/2017

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	31 Ayr St DONCASTER 3108	\$1,343,500	28/10/2017
2	16 Glenda St DONCASTER 3108	\$1,334,000	21/10/2017
3	32 Koolkuna Av DONCASTER 3108	\$1,290,000	28/10/2017

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 1 2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



31 Ayr St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,343,500

Method: Auction Sale

Date: 28/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 649 sqm approx



16 Glenda St DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,334,000

Method: Auction Sale

Date: 21/10/2017

Rooms: 9

Property Type: House (Res)

Land Size: 653 sqm approx

32 Koolkuna Av DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,290,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 743 sqm approx