

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

Range between \$1,260,000

&

\$1,300,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Doncaster

Period - From 01/10/2018

to 30/09/2019

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 | 22 Marilyn St DONCASTER 3108 | \$1,305,000 | 17/07/2019 |
| 2 | 42 Koolkuna Av DONCASTER 3108 | \$1,285,000 | 22/11/2019 |
| 3 | 30 Westwood Dr BULLEEN 3105 | \$1,280,000 | 26/10/2019 |

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.~~

This Statement of Information was prepared on:

27/11/2019 10:16

3 Paul Street, Doncaster Vic 3108

**Jellis
Craig**

Chris Savvides

8841 4807

0417 599 664

chrissavvides@jellisrcraig.com.au

Indicative Selling Price

\$1,260,000 - \$1,300,000

Median House Price

Year ending September 2019: \$1,200,000



3 1 2

Property Type: House (Res)

Land Size: 785 sqm approx

Agent Comments

Comparable Properties



22 Marilyn St DONCASTER 3108 (VG)

Agent Comments

4 - -

Price: \$1,305,000

Method: Sale

Date: 17/07/2019

Property Type: House (Res)

Land Size: 647 sqm approx



42 Koolkuna Av DONCASTER 3108 (REI)

Agent Comments

4 3 3

Price: \$1,285,000

Method: Sold Before Auction

Date: 22/11/2019

Property Type: House

Land Size: 638 sqm approx



30 Westwood Dr BULLEEN 3105 (REI)

Agent Comments

3 1 1

Price: \$1,280,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 903 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.