

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	45 Somerville Street, Doncaster Vic 3108
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Indicative selling price

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

Range between	\$1,180,000	&	\$1,280,000
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Median sale price

Median price	\$1,414,811	House	X	Unit		Suburb	Doncaster
Period - From	01/04/2018	to	30/06/2018	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	24 Braeside Dr DONCASTER 3108	\$1,280,000	28/04/2018
2	4 Marilyn St DONCASTER 3108	\$1,195,000	11/05/2018
3	4 Glenfern Av DONCASTER 3108	\$1,180,000	18/08/2018

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.

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Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

June quarter 2018: \$1,414,811



Rooms:

Property Type: House

Land Size: 690 sqm approx

[Agent Comments](#)

Comparable Properties



24 Braeside Dr DONCASTER 3108 (REI/VG)

[Agent Comments](#)



Price: \$1,280,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 684 sqm approx



4 Marilyn St DONCASTER 3108 (REI/VG)

[Agent Comments](#)



Price: \$1,195,000

Method: Private Sale

Date: 11/05/2018

Rooms: 4

Property Type: House

Land Size: 658 sqm approx



4 Glenfern Av DONCASTER 3108 (REI)

[Agent Comments](#)



Price: \$1,180,000

Method: Auction Sale

Date: 18/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 688 sqm approx