

#### 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              | 2/6 Nathan Street, Doncaster Vic 3108 |
|----------------------|---------------------------------------|
| Including suburb and |                                       |
| postcode             |                                       |
|                      |                                       |
|                      |                                       |

#### Indicative selling price

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

| & | \$1,280,000 |
|---|-------------|
|   | &           |

#### Median sale price

| Median price  | \$707,500  | Hou | se         | Unit | Х      | Suburt | Doncaster |
|---------------|------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/04/2019 | to  | 30/06/2019 |      | 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 1/34 Coolabah St DONCASTER 3108 \$1,261,000 29/06/2019

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|---|--|-------------|------------|
| 2 | 34 Bordeaux St DONCASTER 3108          | \$1,260,000 | 08/06/2019 |
| 3 | 2/38 Cantala Dr DONCASTER 3108         | \$1,205,000 | 08/06/2019 |

#### 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.

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Rooms:

**Property Type:** 

Agent Comments

**Indicative Selling Price** \$1,250,000 - \$1,280,000 **Median Unit Price** June quarter 2019: \$707,500

### Comparable Properties



1/34 Coolabah St DONCASTER 3108 (REI)









**Agent Comments** 

Price: \$1,261,000 Method: Auction Sale Date: 29/06/2019

Rooms: -

Property Type: Townhouse (Res) Land Size: 259 sqm approx



34 Bordeaux St DONCASTER 3108 (REI)







Price: \$1,260,000 Method: Private Sale Date: 08/06/2019

Rooms: 5

Property Type: Townhouse (Single)

Agent Comments

2/38 Cantala Dr DONCASTER 3108 (VG)







Price: \$1,205,000 Method: Sale Date: 08/06/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Land Size: 288 sqm approx

**Agent Comments** 

**Account - VICPROP** 





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.

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