

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

16 Bordeaux Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,380,000 & \$1,450,000

Median sale price

Median price \$1,170,000 Property Type House Suburb Doncaster

Period - From 01/07/2018 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	15 Clancys La DONCASTER 3108	\$1,450,000	22/08/2019
2	21 Cockaigne St DONCASTER 3108	\$1,422,500	01/06/2019
3	19 Wilsons Rd DONCASTER 3108	\$1,388,000	22/06/2019

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.~~

This Statement of Information was prepared on: 16/09/2019 13:03



Property Type: House
Land Size: 655 sqm approx
Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,450,000

Median House Price

Year ending June 2019: \$1,170,000

Comparable Properties



15 Clancys La DONCASTER 3108 (REI)

Agent Comments



Price: \$1,450,000
Method: Private Sale
Date: 22/08/2019
Property Type: House
Land Size: 847 sqm approx



21 Cockaigne St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,422,500
Method: Auction Sale
Date: 01/06/2019
Rooms: 10
Property Type: House (Res)
Land Size: 683 sqm approx



19 Wilsons Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$1,388,000
Method: Auction Sale
Date: 22/06/2019
Property Type: House (Res)
Land Size: 696 sqm approx