

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

15 Baird Street North, Doncaster Vic 3108

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,260,000 & \$1,386,000

Median sale price

Median price \$707,500 House Unit X Suburb 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
2	25 Linda Av BOX HILL NORTH 3129	\$1,260,000	01/02/2019
3	34 Bordeaux St DONCASTER 3108	\$1,260,000	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.



Rooms:
Property Type: House (Res)
Land Size: 797 sqm approx
Agent Comments

Indicative Selling Price
\$1,260,000 - \$1,386,000
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



25 Linda Av BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,260,000
Method: Private Sale
Date: 01/02/2019
Rooms: 5
Property Type: Townhouse (Single)



34 Bordeaux St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,260,000
Method: Private Sale
Date: 08/06/2019
Rooms: 5
Property Type: Townhouse (Single)