

### 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

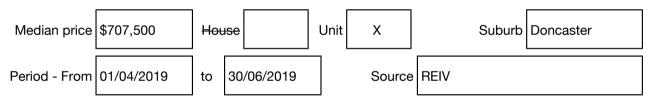
5 15 Baird Street North, Doncaster Vic 3108

#### Indicative selling price

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

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

#### Median sale price



#### 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.

#### Account - VICPROP

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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.







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) **6** 2 3

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)



propertydata

**6** 2

Agent Comments

Agent Comments

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

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