

Henry Lee 9838 1388 0417 112 636 henry@lindellas.com

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	15A Finlayson Street, Doncaster Vic 3108
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,100,000	&	\$1,150,000

#### Median sale price

Median price	\$592,500	Hou	se	Unit	Х	Sub	ourb	Doncaster
Period - From	01/04/2018	to	31/03/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	21 Curnola Av DONCASTER 3108	\$1,370,000	29/05/2019
2	15 Balfour St DONCASTER 3108	\$1,250,000	08/04/2019
3	36 Harcourt St DONCASTER 3108	\$1,200,000	30/03/2019

#### 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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Indicative Selling Price \$1,100,000 - \$1,150,000 Median Unit Price Year ending March 2019: \$592,500



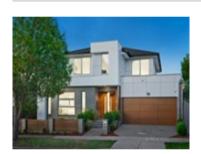


Rooms:

Property Type: Townhouse (Res)

**Agent Comments** 

# Comparable Properties



21 Curnola Av DONCASTER 3108 (REI)

4





**Price:** \$1,370,000 **Method:** Private Sale **Date:** 29/05/2019

Rooms: -

**Property Type:** House **Land Size:** 331 sqm approx

15 Balfour St DONCASTER 3108 (REI)

**=**| 4





Price: \$1,250,000 Method: Private Sale Date: 08/04/2019

Rooms: -

**Property Type:** Townhouse (Single) **Land Size:** 328 sqm approx

36 Harcourt St DONCASTER 3108 (REI)

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Price: \$1,200,000 Method: Auction Sale Date: 30/03/2019

Rooms: 5

**Property Type:** Townhouse (Res) **Land Size:** 406 sqm approx

**Agent Comments** 

Agent Comments



**Agent Comments** 

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