

## 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

15A Finlayson Street, Doncaster Vic 3108

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&amp;

\$1,150,000

**Median sale price**

Median price \$592,500

House

Unit

X

Suburb

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.

	Address 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.

Henry Lee

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**Indicative Selling Price**

\$1,100,000 - \$1,150,000

**Median Unit Price**

Year ending March 2019: \$592,500



 4    2    2

**Rooms:**

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



21 Curnola Av DONCASTER 3108 (REI)

Agent Comments

 4    3    2

**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)

Agent Comments

 4    3    2

**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)

Agent Comments

 4    2    2

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 30/03/2019

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 406 sqm approx