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

14 Gifford Road, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$1,050,000		&		\$1,155,000			
Median sale p	rice							
Median price	\$1,170,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	11 Bellara St DONCASTER 3108	\$1,131,000	17/08/2019
2	45 Somerville St DONCASTER 3108	\$1,110,000	14/08/2019
3	7 Hepburn Rd DONCASTER 3108	\$1,100,000	22/05/2019

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:

18/10/2019 10:59



Mc**Grath**





Property Type: House **Land Size:** 729 sqm approx Agent Comments Ripple Wu 03 9889 8800 0433 903 099 ripplewu@mcgrath.com.au

Indicative Selling Price \$1,050,000 - \$1,155,000 Median House Price Year ending June 2019: \$1,170,000

Comparable Properties



11 Bellara St DONCASTER 3108 (REI)



Price: \$1,131,000 Method: Auction Sale Date: 17/08/2019 Property Type: House (Res) Agent Comments



45 Somerville St DONCASTER 3108 (REI/VG) Agent Comments



Price: \$1,110,000 Method: Private Sale Date: 14/08/2019 Property Type: House Land Size: 690 sqm approx



7 Hepburn Rd DONCASTER 3108 (REI/VG)



Price: \$1,100,000 Method: Auction Sale Date: 22/05/2019 Rooms: 6 Property Type: House (Res) Land Size: 722 sqm approx Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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.