

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 consumer.vic.gov.au/underquoting

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,170,000 Property Type House Suburb Doncaster

Period - From 01/07/2018 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	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

Ripple Wu
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Property Type: House
Land Size: 729 sqm approx
[Agent Comments](#)

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)

[Agent Comments](#)



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



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)

[Agent Comments](#)



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