

### 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

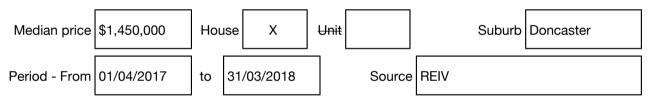
3 Paul Street, Doncaster Vic 3108

#### Indicative selling price

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

Single price \$1,250,000

#### 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	54 Ayr St DONCASTER 3108	\$1,270,000	08/06/2018
2	104 Ayr St DONCASTER 3108	\$1,250,000	27/04/2018
3	16 Greenwood St DONCASTER 3108	\$1,185,000	10/05/2018

#### 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 - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

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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: 785 sqm approx Agent Comments Chris Savvides 8841 4807 0417 599 664 chrissavvides@jelliscraig.com.au

Indicative Selling Price \$1,250,000 Median House Price Year ending March 2018: \$1,450,000

## **Comparable Properties**

54 Ayr St DONCASTER 3108 (REI) 4 2 5 4 Price: \$1,270,000 Method: Sold Before Auction Date: 08/06/2018 Rooms: 5 Property Type: House Land Size: 725 sqm approx	Agent Comments
104 Ayr St DONCASTER 3108 (REI) 4 2 3 Price: \$1,250,000 Method: Private Sale Date: 27/04/2018 Rooms: 2 Property Type: House Land Size: 731 sqm approx	Agent Comments
16 Greenwood St DONCASTER 3108 (REI) 3 1 2 Price: \$1,185,000 Method: Private Sale Date: 10/05/2018 Rooms: - Property Type: House (Res) Land Size: 758 sqm approx	Agent Comments

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REIV 🗧 propertydata

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