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

12 Ascot Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,280,000		&		\$1,380,000					
Median sale price										
Median price	\$1,155,000	Pro	operty Type	Hou	se		Suburb	Doncaster East		
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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	4 Maude Av DONCASTER EAST 3109	\$1,310,000	25/05/2019
2			
3			

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:

19/10/2019 10:15









Property Type: House (Res) **Land Size:** 787 sqm approx Agent Comments Chris Savvides 8841 4807 0417 599 664 chrissavvides@jelliscraig.com.au

Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price Year ending June 2019: \$1,155,000

Comparable Properties



4 Maude Av DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,310,000 Method: Auction Sale Date: 25/05/2019 Property Type: House (Res) Land Size: 793 sqm approx

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



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.