

## 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 48 Long Valley Way, Doncaster East Vic 3109

#### Indicative selling price

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

Single price \$1,080,000

#### Median sale price

Median price \$1,300,400 House X Unit Suburb Doncaster East

Period - From 01/04/2018 to 30/06/2018 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	6 Akoonah CI DONVALE 3111	\$1,268,000	26/05/2018
2	14 Reddington Tce DONCASTER EAST 3109	\$1,200,000	30/06/2018
3	16 Long Valley Way DONCASTER EAST 3109	\$1,198,000	14/05/2018

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.



3 0 2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 784 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,080,000  
**Median House Price**  
June quarter 2018: \$1,300,400

## Comparable Properties



6 Akoonah CI DONVALE 3111 (REI)

Agent Comments

4 2 2

**Price:** \$1,268,000  
**Method:** Auction Sale  
**Date:** 26/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 810 sqm approx



14 Reddington Tce DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 30/06/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 605 sqm approx



16 Long Valley Way DONCASTER EAST 3109 (REI/VG)

Agent Comments

5 3 2

**Price:** \$1,198,000  
**Method:** Private Sale  
**Date:** 14/05/2018  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 792 sqm approx