

#### 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	48 Long Valley Way, Doncaster East Vic 3109
Including suburb and	
postcode	

### Indicative selling price

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

#### Median sale price

Median price	\$1,300,400	Hou	ıse 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.

Add	dress 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.





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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)





Price: \$1,268,000 Method: Auction Sale Date: 26/05/2018

Rooms: -

Property Type: House (Res) Land Size: 810 sqm approx

**Agent Comments** 



14 Reddington Tce DONCASTER EAST 3109





Price: \$1,200,000 Method: Auction Sale Date: 30/06/2018 Rooms: 6

Property Type: House Land Size: 605 sqm approx Agent Comments

**Agent Comments** 



16 Long Valley Way DONCASTER EAST 3109

(REI/VG)

**-** 5





Price: \$1,198,000 Method: Private Sale Date: 14/05/2018

Rooms: 9

Property Type: House (Res) Land Size: 792 sqm approx

Account - Stockdale & Leggo | P: 03 9842 8000 | F: 03 9842 9328





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.

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