

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

1-2 Adelle Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

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	1/34 Coolabah St DONCASTER 3108	\$1,261,000	29/06/2019
2	1/5 Elm Tree Rd DONCASTER 3108	\$1,200,000	16/05/2019
3	16 Highview Dr DONCASTER 3108	\$1,168,000	06/07/2019

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:

17/09/2019 12:18



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending June 2019: \$1,170,000

Comparable Properties



1/34 Coolabah St DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,261,000
Method: Auction Sale
Date: 29/06/2019
Property Type: Townhouse (Res)
Land Size: 259 sqm approx



1/5 Elm Tree Rd DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,200,000
Method: Private Sale
Date: 16/05/2019
Property Type: Townhouse (Res)



16 Highview Dr DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,168,000
Method: Auction Sale
Date: 06/07/2019
Property Type: House
Land Size: 416 sqm approx