

## 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

5 Finch Street, 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)

Range between

\$1,200,000

&

\$1,300,000

#### Median sale price

Median price

\$1,370,000

House

X

Unit

Suburb

Doncaster East

Period - From

01/04/2017

to

31/03/2018

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	20 Avocet St DONCASTER EAST 3109	\$1,290,000	12/05/2018
2	38 Belinda Cr DONCASTER EAST 3109	\$1,250,600	01/03/2018
3	21 Meryl St DONCASTER EAST 3109	\$1,200,000	24/05/2018

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.



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 704 sqm approx

Agent Comments

## Comparable Properties



**20 Avocet St DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,290,000

**Method:** Auction Sale

**Date:** 12/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**38 Belinda Cr DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,250,600

**Method:** Private Sale

**Date:** 01/03/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 667 sqm approx



**21 Meryl St DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 24/05/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 729 sqm approx