

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

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	48 Winston Dr DONCASTER 3108	\$1,412,000	02/06/2018
2	35 Council St DONCASTER 3108	\$1,505,000	24/05/2018
3	32 Thiele St DONCASTER 3108	\$1,428,880	08/05/2018

**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.~~

Artist Impression



FRONT ELEVATION

4   2   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 651 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,400,000 - \$1,500,000  
**Median House Price**  
 June quarter 2018: \$1,414,811



SOUTH ELEVATION

FLETCHERS

## Comparable Properties



**48 Winston Dr DONCASTER 3108 (REI)**

Agent Comments

4   2   2

**Price:** \$1,412,000  
**Method:** Auction Sale  
**Date:** 02/06/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 642 sqm approx

**35 Council St DONCASTER 3108 (REI)**

Agent Comments

4   2   2

**Price:** \$1,505,000  
**Method:** Private Sale  
**Date:** 24/05/2018  
**Rooms:** -  
**Property Type:** House (Res)



**32 Thiele St DONCASTER 3108 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,428,880  
**Method:** Private Sale  
**Date:** 08/05/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 657 sqm approx