

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
16 Gedye Street, Doncaster East Vic 3109

Indicative selling price

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

Single price \$1,385,000

Median sale price

Median price \$1,363,000 House X Unit Suburb Doncaster East

Period - From 01/01/2017 to 31/12/2017 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	16 grevillea Rd DONCASTER EAST 3109	\$1,435,000	09/12/2017
2	172 George St DONCASTER 3108	\$1,410,000	08/11/2017
3	78 Saxonwood Dr DONCASTER EAST 3109	\$1,380,000	28/10/2017

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.



4 1 1

Rooms:
Property Type: House (Res)
Land Size: 721 sqm approx
Agent Comments

Indicative Selling Price
 \$1,385,000
Median House Price
 Year ending December 2017: \$1,363,000

Comparable Properties



16 grevillea Rd DONCASTER EAST 3109 (REI) **Agent Comments**

4 2 2

Price: \$1,435,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 891 sqm approx



172 George St DONCASTER 3108 (REI) **Agent Comments**

5 2 3

Price: \$1,410,000
Method: Private Sale
Date: 08/11/2017
Rooms: 7
Property Type: House (Res)
Land Size: 770 sqm approx



78 Saxonwood Dr DONCASTER EAST 3109 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,380,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 5
Property Type: House
Land Size: 698 sqm approx