

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	2 Woodlea Street, Doncaster East Vic 3109
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Indicative selling price

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

Single price

Median sale price

Median price	<input type="text" value="\$1,441,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Doncaster East"/>
Period - From	<input type="text" value="01/04/2017"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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	26 Octantis St DONCASTER EAST 3109	\$1,390,000	08/07/2017
2	13 Rubicon Cr DONCASTER 3108	\$1,361,500	26/08/2017
3	59 Wetherby Rd DONCASTER 3108	\$1,250,000	27/05/2017

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.



Rooms:
Property Type: House (Res)
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price

\$1,350,000

Median House Price

June quarter 2017: \$1,441,000

Comparable Properties



26 Octantis St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,390,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 9
Property Type: House (Res)
Land Size: 664 sqm approx



13 Rubicon Cr DONCASTER 3108 (REI) Agent Comments



Price: \$1,361,500
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 651 sqm approx



59 Wetherby Rd DONCASTER 3108 (REI) Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 10
Property Type: House (Res)
Land Size: 734 sqm approx