

8841 4807 0417 599 664 chrissavvides@jelliscraig.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sa	ıe
-------------------------	----

Address	2 Woodlea Street, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,441,000	Hou	ise X	Unit		Suburb	Doncaster East
Period - From	01/04/2017	to	30/06/2017		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

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800





Price

Date of sale

Generated: 04/09/2017 09:45



Chris Savvides 8841 4807 0417 599 664 chrissavvides@jelliscraig.com.au

> **Indicative Selling Price** \$1,350,000 **Median House Price** June quarter 2017: \$1,441,000

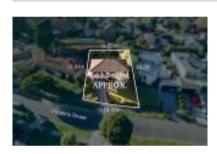


Rooms:

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

**Agent Comments** 

# Comparable Properties



26 Octantis St DONCASTER EAST 3109 (REI)

**--** 3





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)

Date: 26/08/2017





Price: \$1,361,500 Method: Auction Sale

Rooms: -Property Type: House (Res) Land Size: 651 sqm approx



59 Wetherby Rd DONCASTER 3108 (REI)





Price: \$1,250,000 Method: Auction Sale Date: 27/05/2017 Rooms: 10

Property Type: House (Res) Land Size: 734 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

**Agent Comments** 

**Agent Comments** 

**Agent Comments** 





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 04/09/2017 09:45