

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&3/8 Ruda Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,170,000 & \$1,280,000

Median sale price

Median price \$1,500,000 House Unit Suburb Doncaster

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	Price	Date of sale
1	109a Ayr St DONCASTER 3108	\$1,202,000	17/06/2017
2	26a Harold St BULLEEN 3105	\$1,091,000	20/05/2017
3	4/2 Paul St DONCASTER 3108	\$1,090,000	22/04/2017

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:
Agent Comments

Comparable Properties



109a Ayr St DONCASTER 3108 (REI)



Agent Comments

Similar location, inferior quality, similar size.

Price: \$1,202,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 10
Property Type: Townhouse (Res)
Land Size: 404 sqm approx



26a Harold St BULLEEN 3105 (REI)



Agent Comments

Inferior suburb, smaller property, not brand new.

Price: \$1,091,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 8
Property Type: Townhouse (Res)
Land Size: 290 sqm approx



4/2 Paul St DONCASTER 3108 (REI/VG)



Agent Comments

Inferior property, not brand new, location not as strong.

Price: \$1,090,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 9
Property Type: Townhouse (Res)
Land Size: 242 sqm approx