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Statement of Information

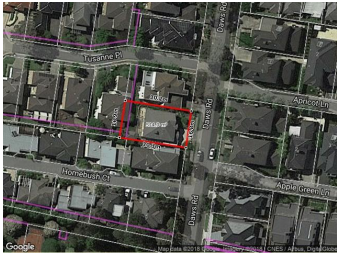
3/6 DAWS ROAD, DONCASTER EAST, VIC 3109

Prepared by Patrick Fu, First National Real Estate Janssen & Co



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/6 DAWS ROAD, DONCASTER EAST, VIC  5  3  2

Indicative Selling Price

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

Price Range: \$1,550,000 to \$1,650,000

Provided by: Patrick Fu, First National Real Estate Janssen & Co

MEDIAN SALE PRICE



DONCASTER EAST, VIC, 3109

Suburb Median Sale Price (House)

\$1,355,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



12 WORTHING AVE, DONCASTER EAST, VIC  4  2  2

Sale Price

***\$1,420,000**

Sale Date: 16/12/2017

Distance from Property: 313m



46 RODERICK ST, DONCASTER EAST, VIC 3109  4  2  1

Sale Price

***\$1,700,000**

Sale Date: 09/12/2017

Distance from Property: 465m



5 TRACEY ST, DONCASTER EAST, VIC 3109  4  1  2

Sale Price

***\$1,308,500**

Sale Date: 02/12/2017

Distance from Property: 378m



This report has been compiled on 13/03/2018 by First National Real Estate Janssen & Co. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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17 HERTFORD RD, DONCASTER EAST, VIC 3109 4 3 2

Sale Price

\$1,405,000

Sale Date: 07/10/2017

Distance from Property: 493m



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/6 DAWS ROAD, DONCASTER EAST, VIC 3109

Indicative selling price

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

Price Range: \$1,550,000 to \$1,650,000

Median sale price

Median price \$1,355,000

House

Unit

Suburb DONCASTER EAST

Period 01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

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 |
|---|--------------|--------------|
| 12 WORTHING AVE, DONCASTER EAST, VIC 3109 | *\$1,420,000 | 16/12/2017 |
| 46 RODERICK ST, DONCASTER EAST, VIC 3109 | *\$1,700,000 | 09/12/2017 |
| 5 TRACEY ST, DONCASTER EAST, VIC 3109 | *\$1,308,500 | 02/12/2017 |
| 17 HERTFORD RD, DONCASTER EAST, VIC 3109 | \$1,405,000 | 07/10/2017 |