

## 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

3 Paul Street, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,250,000

#### Median sale price

Median price \$1,450,000

House

X

Unit

Suburb Doncaster

Period - From 01/04/2017

to 31/03/2018

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	54 Ayr St DONCASTER 3108	\$1,270,000	08/06/2018
2	104 Ayr St DONCASTER 3108	\$1,250,000	27/04/2018
3	16 Greenwood St DONCASTER 3108	\$1,185,000	10/05/2018

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:** 785 sqm approx

Agent Comments

## Comparable Properties



**54 Ayr St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,270,000

**Method:** Sold Before Auction

**Date:** 08/06/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 725 sqm approx



**104 Ayr St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 27/04/2018

**Rooms:** 2

**Property Type:** House

**Land Size:** 731 sqm approx



**16 Greenwood St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,185,000

**Method:** Private Sale

**Date:** 10/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 758 sqm approx