#### 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

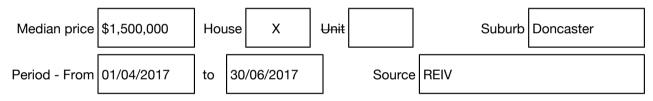
42 Stanton Street, Doncaster Vic 3108

#### Indicative selling price

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

Single price \$1,149,000

#### Median sale price



#### 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	2/11 Aspinall Rd BOX HILL NORTH 3129	\$1,250,000	22/06/2017
2	2/8 Ruda St DONCASTER 3108	\$1,222,500	24/08/2017
3	17 Toronto Av DONCASTER 3108	\$1,180,000	22/06/2017

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 - Woodards | P: 03 9894 1000 | F: 03 9894 8111

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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.

## woodards

Julian Badenach 9894 1000 0414 609 665 jbadenach@woodards.com.au



Rooms: Property Type: House (Res) Agent Comments Indicative Selling Price \$1,149,000 Modian House Price

Median House Price June quarter 2017: \$1,500,000

### **Comparable Properties**



2/11 Aspinall Rd BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$1,250,000 Method: Sold Before Auction Date: 22/06/2017 Rooms: -Property Type: Townhouse (Res)

2/8 Ruda St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,222,500 Method: Private Sale Date: 24/08/2017 Rooms: -Property Type: House (Res)

17 Toronto Av DONCASTER 3108 (REI)

**6** 2



Price: \$1,180,000

Method: Private Sale Date: 22/06/2017 Rooms: -Property Type: House (Res) Agent Comments

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