

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

18 Burgundy Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

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	62 Roseland Gr DONCASTER 3108	\$1,275,000	14/04/2018
2	24 Brendan Av DONCASTER 3108	\$1,230,000	19/03/2018
3	73 Wilsons Rd DONCASTER 3108	\$1,195,000	08/01/2018

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.

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Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

Year ending March 2018: \$1,450,000



4 2 2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



62 Roseland Gr DONCASTER 3108 (REI)

Agent Comments

3 2 1

Price: \$1,275,000

Method: Auction Sale

Date: 14/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 654 sqm approx



24 Brendan Av DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,230,000

Method: Private Sale

Date: 19/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 652 sqm approx



73 Wilsons Rd DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,195,000

Method: Private Sale

Date: 08/01/2018

Rooms: 6

Property Type: House (Res)

Land Size: 654 sqm approx