

## 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

49 Board 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)

Range between \$1,250,000 &amp; \$1,350,000

**Median sale price**

Median price \$1,300,000 House X Unit Suburb Doncaster

Period - From 01/01/2018 to 31/12/2018 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	43 Tracey St DONCASTER EAST 3109	\$1,350,000	29/08/2018
2	2 Crellin St DONCASTER EAST 3109	\$1,308,000	29/10/2018
3	33 Cavalier St DONCASTER EAST 3109	\$1,268,000	16/10/2018

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:** 650 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,250,000 - \$1,350,000  
**Median House Price**  
 Year ending December 2018: \$1,300,000

## Comparable Properties

**43 Tracey St DONCASTER EAST 3109 (REI)** Agent Comments



**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 29/08/2018  
**Rooms:** -  
**Property Type:** House (Res)

**2 Crellin St DONCASTER EAST 3109 (VG)** Agent Comments



**Price:** \$1,308,000  
**Method:** Sale  
**Date:** 29/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 662 sqm approx

**33 Cavalier St DONCASTER EAST 3109 (REI)** Agent Comments



**Price:** \$1,268,000  
**Method:** Private Sale  
**Date:** 16/10/2018  
**Rooms:** -  
**Property Type:** House (Res)