

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

22 Old Orchard Way, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$1,405,000

House

X

Unit

Suburb

Doncaster

Period - From 01/10/2017

to 31/12/2017

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	4 Woodlea St DONCASTER EAST 3109	\$1,220,000	16/12/2017
2	2 Loxley Ct DONCASTER EAST 3109	\$1,208,000	26/10/2017
3	26 Fromhold Dr DONCASTER 3108	\$1,190,000	02/12/2017

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.

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Indicative Selling Price
 \$1,200,000

Median House Price
 December quarter 2017: \$1,405,000



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 707 sqm approx
 Agent Comments

Comparable Properties



4 Woodlea St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,220,000
Method: Private Sale
Date: 16/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 651 sqm approx



2 Loxley Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,208,000
Method: Private Sale
Date: 26/10/2017
Rooms: -
Property Type: House
Land Size: 659 sqm approx



26 Fromhold Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,190,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House (Res)