

Andrew Gan 03 9899 7888 0418 229 273

Statement of Information

andrew.gan@ihomesre.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	22 Old Orchard Way, Doncaster Vic 3108
Including suburb and	
postcode	

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	Hou	ise 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

Aut	areas or comparable property	1 1100	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.

Account - IHomes Real Estate | P: 03 9899 7888





Price

Date of sale

Generated: 10/03/2018 09:52



Andrew Gan 03 9899 7888 0418 229 273 andrew.gan@ihomesre.com.au

Indicative Selling Price \$1,200,000 **Median House Price** December quarter 2017: \$1,405,000



Property Type: House (Previously

Occupied - Detached) Land Size: 707 sqm approx

Agent Comments

Comparable Properties



4 Woodlea St DONCASTER EAST 3109 (REI/VG)

Price: \$1,220,000 Method: Private Sale Date: 16/12/2017 Rooms: 5

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments



2 Loxley Ct DONCASTER EAST 3109 (REI)







Price: \$1,208,000 Method: Private Sale Date: 26/10/2017

Rooms: -

Property Type: House Land Size: 659 sqm approx **Agent Comments**



26 Fromhold Dr DONCASTER 3108 (REI)



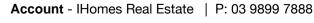


Price: \$1,190,000 Method: Auction Sale Date: 02/12/2017

Rooms: -

Property Type: House (Res)

Agent Comments







Generated: 10/03/2018 09:52