

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

2 Walker Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,280,000 Property Type House Suburb Doncaster

Period - From 01/06/2019 to 31/05/2020 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	42 Gedye St DONCASTER EAST 3109	\$1,180,000	20/03/2020
2	6 Kiewa St DONCASTER 3108	\$1,172,000	13/03/2020
3	8 Victoria St DONCASTER 3108	\$1,150,000	06/12/2019

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.~~

This Statement of Information was prepared on:

01/06/2020 15:47



 4  2  2

Property Type: House (Previously Occupied - Detached)

Land Size: 741 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

01/06/2019 - 31/05/2020: \$1,280,000

Comparable Properties



42 Gedye St DONCASTER EAST 3109 (REI/VG) [Agent Comments](#)

 4  2  2

Price: \$1,180,000

Method: Sold Before Auction

Date: 20/03/2020

Property Type: House (Res)

Land Size: 752 sqm approx



6 Kiewa St DONCASTER 3108 (REI) [Agent Comments](#)

 4  2  2

Price: \$1,172,000

Method: Sold Before Auction

Date: 13/03/2020

Rooms: 8

Property Type: House (Res)



8 Victoria St DONCASTER 3108 (REI/VG) [Agent Comments](#)

 3  1  2

Price: \$1,150,000

Method: Sold Before Auction

Date: 06/12/2019

Rooms: 5

Property Type: House (Res)

Land Size: 738 sqm approx