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

3 Bogong Court, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	en \$1,100,000		&		\$1,200,000			
Median sale price								
Median price	\$1,180,000	Pro	Property Type Hou		ISE		Suburb	Doncaster East
Period - From	01/07/2019	to	30/09/2019)	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	6 Loxley Ct DONCASTER EAST 3109	\$1,200,000	23/11/2019
2	25 Carbine St DONVALE 3111	\$1,175,000	23/11/2019
3	75 Bowen Rd DONCASTER EAST 3109	\$1,100,000	11/10/2019

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:

18/12/2019 10:43









Property Type: Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price September quarter 2019: \$1,180,000

Comparable Properties

	6 Loxley Ct DONCASTER EAST 3109 (REI) 4 2 2 2 Price: \$1,200,000 Method: Auction Sale Date: 23/11/2019 Rooms: 7 Property Type: House (Res) Land Size: 804 sqm approx	Agent Comments
	25 Carbine St DONVALE 3111 (REI) 2 2 2 2 Price: \$1,175,000 Method: Auction Sale Date: 23/11/2019 Property Type: House (Res) Land Size: 648 sqm approx	Agent Comments
buton	75 Bowen Rd DONCASTER EAST 3109 (REI/VG) 4 3 2 Price: \$1,100,000 Method: Sold Before Auction Date: 11/10/2019 Property Type: House (Res) Land Size: 767 sqm approx	Agent Comments

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.