

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	1/1 Vicki Court, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$922,500	Hou	se	Unit	Х		Suburb	Doncaster East
Period - From	01/07/2017	to	30/09/2017		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 45 Elizabeth St DONCASTER EAST 3109 \$1,385,000 22/07/2017 2 2a Dianne St DONCASTER EAST 3109 \$1,360,000 27/05/2017 3 15 Champion St DONCASTER EAST 3109 \$1,310,000 21/10/2017

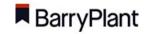
OR

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 - Barry Plant | P: 03 9842 8888







Rooms:

Property Type: Townhouse (Res) Land Size: 365 sqm approx

Agent Comments

Indicative Selling Price \$1,335,000 **Median Unit Price**

September quarter 2017: \$922,500

Comparable Properties



45 Elizabeth St DONCASTER EAST 3109

(REI/VG)

Price: \$1,385,000 Method: Auction Sale Date: 22/07/2017

Rooms: -

Property Type: House (Res) Land Size: 417 sqm approx

Agent Comments



2a Dianne St DONCASTER EAST 3109 (REI/VG)

-3



Price: \$1,360,000 Method: Auction Sale Date: 27/05/2017

Rooms: -

Property Type: House (Res) Land Size: 402 sqm approx

Agent Comments



15 Champion St DONCASTER EAST 3109

(REI)



Price: \$1,310,000 Method: Auction Sale Date: 21/10/2017

Rooms: -

Property Type: Townhouse (Res) Land Size: 368 sqm approx

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Agent Comments

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.

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