

# 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

7/18 Peter Street, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$640,000

### Median sale price

Median price \$767,750

Property Type Unit

Suburb Doncaster East

Period - From 23/09/2018

to 22/09/2019

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	4/12-14 Franklin Rd DONCASTER EAST 3109	\$642,500	23/03/2019
2	7/34 Bowen Rd DONCASTER EAST 3109	\$650,000	23/08/2019
3	1/483 Middleborough Rd BOX HILL NORTH 3129	\$668,000	31/05/2019

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:

23/09/2019 09:11



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$640,000

**Median Unit Price**

23/09/2018 - 22/09/2019: \$767,750

## Comparable Properties



**4/12-14 Franklin Rd DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$642,500

**Method:** Private Sale

**Date:** 23/03/2019

**Rooms:** 4

**Property Type:** Unit



**7/34 Bowen Rd DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$650,000

**Method:** Sold Before Auction

**Date:** 23/08/2019

**Property Type:** Unit

**Land Size:** 301 sqm approx



**1/483 Middleborough Rd BOX HILL NORTH 3129 (VG)**

Agent Comments



**Price:** \$668,000

**Method:** Sale

**Date:** 31/05/2019

**Property Type:** Flat/Unit/Apartment (Res)