

# 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

10 Minaki Avenue, 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

\$1,765,000

### Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2021

to

30/09/2022

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 | 16 Elizabeth St DONCASTER EAST 3109 | \$1,885,000 | 23/07/2022   |
| 2 | 18 Roger St DONCASTER EAST 3109     | \$1,715,000 | 20/08/2022   |
| 3 |                                     |             |              |

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:

19/10/2022 11:54



 3  1  2

**Property Type:** House (Res)  
**Land Size:** 1239 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,765,000  
**Median House Price**  
Year ending September 2022: \$1,550,000

## Comparable Properties



**16 Elizabeth St DONCASTER EAST 3109 (VG)** **Agent Comments**

 3  -  -

**Price:** \$1,885,000  
**Method:** Sale  
**Date:** 23/07/2022  
**Property Type:** Development Site (Res)  
**Land Size:** 934 sqm approx



**18 Roger St DONCASTER EAST 3109 (REI)** **Agent Comments**

 3  1  2

**Price:** \$1,715,000  
**Method:** Auction Sale  
**Date:** 20/08/2022  
**Property Type:** House (Res)  
**Land Size:** 946 sqm approx

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**