

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

7/7-8 Toinette Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$757,950 Property Type Unit Suburb Doncaster East

Period - From 01/04/2019 to 30/06/2019 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	2/13 Baratta St DONCASTER EAST 3109	\$920,000	07/09/2019
2	3/3 Koala Ct DONCASTER EAST 3109	\$880,000	26/06/2019
3	3/137 Blackburn Rd DONCASTER EAST 3109	\$855,000	27/06/2019

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:

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Indicative Selling Price

\$850,000 - \$930,000

Median Unit Price

June quarter 2019: \$757,950



3 3 2

Property Type: Terrace

Townhouse

Agent Comments

Comparable Properties



2/13 Baratta St DONCASTER EAST 3109 (REI) Agent Comments

3 2 2

Price: \$920,000

Method: Auction Sale

Date: 07/09/2019

Rooms: 6

Property Type: Townhouse (Res)



3/3 Koala Ct DONCASTER EAST 3109 (REI/VG) Agent Comments

4 2 2

Price: \$880,000

Method: Sold Before Auction

Date: 26/06/2019

Property Type: Townhouse (Res)



3/137 Blackburn Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

3 2 2

Price: \$855,000

Method: Private Sale

Date: 27/06/2019

Rooms: 4

Property Type: Townhouse (Single)