

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

1/30 Kiewa Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$695,000

&

\$760,000

Median sale price

Median price \$646,000

Property Type Unit

Suburb Doncaster

Period - From 01/10/2019

to

30/09/2020

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	1/11 Dehnert St DONCASTER EAST 3109	\$795,000	02/08/2020
2	11/18 Peter St DONCASTER EAST 3109	\$746,000	27/10/2020
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:

11/01/2021 11:14



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Property Type:

Flat/Unit/Apartment (Res)

Land Size: 340.561 sqm approx

Agent Comments

Indicative Selling Price

\$695,000 - \$760,000

Median Unit Price

Year ending September 2020: \$646,000

Comparable Properties



1/11 Dehnert St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  1  2

Price: \$795,000

Method: Private Sale

Date: 02/08/2020

Rooms: 4

Property Type: Unit

Land Size: 248 sqm approx



11/18 Peter St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$746,000

Method: Auction Sale

Date: 27/10/2020

Property Type: Unit

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.