

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

9a St Clems Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,134,000 Property Type House 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.

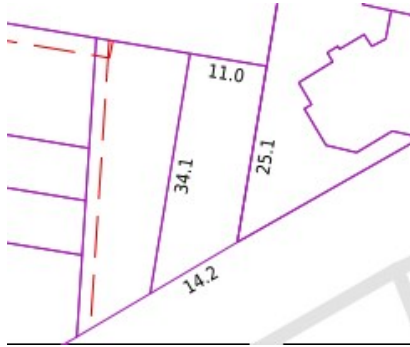
	Address of comparable property	Price	Date of sale
1	13 Lionel St DONCASTER EAST 3109	\$1,055,000	10/08/2019
2	1/95 St Clems Rd DONCASTER EAST 3109	\$940,000	29/05/2019
3	2/13 Baratta St DONCASTER EAST 3109	\$920,000	07/09/2019

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:

16/09/2019 08:33



 3  2  2

Property Type: House (Previously Occupied - Detached)

Land Size: 324 sqm approx

Agent Comments

Indicative Selling Price

\$980,000 - \$1,070,000

Median House Price

June quarter 2019: \$1,134,000

Comparable Properties



13 Lionel St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,055,000

Method: Auction Sale

Date: 10/08/2019

Property Type: Townhouse (Res)

Land Size: 278 sqm approx

1/95 St Clems Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$940,000

Method: Private Sale

Date: 29/05/2019

Property Type: Townhouse (Res)

Land Size: 310 sqm approx



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)