

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

2/42 Russell Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between \$830,000 & \$890,000

Median sale price

Median price \$897,500 Property Type Unit Suburb Doncaster East

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	3/40 Russell Cr DONCASTER EAST 3109	\$868,888	03/05/2020
2	2/2 Martha St DONVALE 3111	\$800,000	24/04/2020
3	13/29 Cavalier St DONCASTER EAST 3109	\$798,000	20/06/2020

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: 14/10/2020 13:28



3
 2
 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$830,000 - \$890,000

Median Unit Price

Year ending September 2020: \$897,500

Comparable Properties



3/40 Russell Cr DONCASTER EAST 3109
(REI/VG)

Agent Comments

3
 1
 2

Price: \$868,888

Method: Private Sale

Date: 03/05/2020

Rooms: 5

Property Type: Townhouse (Res)

2/2 Martha St DONVALE 3111 (REI/VG)

Agent Comments

3
 2
 2

Price: \$800,000

Method: Private Sale

Date: 24/04/2020

Property Type: Unit

Land Size: 269 sqm approx



13/29 Cavalier St DONCASTER EAST 3109
(REI/VG)

Agent Comments

3
 2
 2

Price: \$798,000

Method: Auction Sale

Date: 20/06/2020

Rooms: 6

Property Type: Unit

Land Size: 241 sqm approx