

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

17 Gemini Close, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,310,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2020

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	54 Owens St DONCASTER EAST 3109	\$1,100,000	18/08/2020
2	69 Pine Hill Dr DONCASTER EAST 3109	\$1,082,500	22/07/2020
3	7 Apollo Ct DONCASTER EAST 3109	\$1,050,000	11/06/2020

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:

04/11/2020 10:20



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
September quarter 2020: \$1,310,000

Comparable Properties



54 Owens St DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$1,100,000
Method: Sale
Date: 18/08/2020
Property Type: House (Res)
Land Size: 646 sqm approx



69 Pine Hill Dr DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$1,082,500
Method: Sale
Date: 22/07/2020
Property Type: House (Res)
Land Size: 782 sqm approx



7 Apollo Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 11/06/2020
Rooms: 6
Property Type: House
Land Size: 786 sqm approx