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	emini 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 Ho	use	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

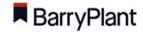
Address of comparable property		Price	Date of sale
1	54 Owens St DONCASTER EAST 3109	\$1,100,000	18/08/2020
2	69 Pine Hill Dr DONCASTER EAST 3109	\$1,082,500	22/07/2020
3	7 Apollo Ct DONCASTER EAST 3109	\$1,050,000	11/06/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)





Price: \$1,100,000 Method: Sale Date: 18/08/2020

Property Type: House (Res) Land Size: 646 sqm approx

Agent Comments



69 Pine Hill Dr DONCASTER EAST 3109 (VG)







Price: \$1,082,500 Method: Sale Date: 22/07/2020

Property Type: House (Res) Land Size: 782 sqm approx

Agent Comments



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

Account - Barry Plant | P: 03 9842 8888



