

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

1/9 Dryden Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,020,000

Property Type

Townhouse

Suburb

Doncaster East

Period - From

09/09/2020

to

08/09/2021

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	9 Coolabah St DONCASTER 3108	\$1,480,000	09/07/2021
2	27B Pine Way DONCASTER EAST 3109	\$1,468,000	24/07/2021
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:

09/09/2021 14:10



 4  3  2

Property Type: Townhouse
Land Size: 317 (approx.) sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Townhouse Price
09/09/2020 - 08/09/2021: \$1,020,000

Comparable Properties



9 Coolabah St DONCASTER 3108 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,480,000
Method: Private Sale
Date: 09/07/2021
Property Type: Townhouse (Res)
Land Size: 344 sqm approx



27B Pine Way DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,468,000
Method: Auction Sale
Date: 24/07/2021
Property Type: Townhouse (Res)

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.

Account - Barry Plant | P: 03 9842 8888