

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

20 Dion Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$631,500 Property Type Unit Suburb Doncaster

Period - From 01/07/2019 to 30/06/2020 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	95 High St DONCASTER 3108	\$872,500	24/04/2020
2			
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: 02/10/2020 13:55



Property Type: Strata Unit/Flat

Land Size: 286 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$930,000

Median Unit Price

Year ending June 2020: \$631,500

Comparable Properties



95 High St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$872,500

Method: Private Sale

Date: 24/04/2020

Rooms: 7

Property Type: House

Land Size: 493 sqm approx

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.