

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

2/3 Shirley Court, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$839,000

Property Type

Unit

Suburb

Doncaster East

Period - From

01/10/2020

to

31/12/2020

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	2/42 Russell Cr DONCASTER EAST 3109	\$852,000	22/11/2020
2	1/42 Beverley St DONCASTER EAST 3109	\$830,000	27/08/2020
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:

21/01/2021 11:30



 3  2  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
December quarter 2020: \$839,000

Comparable Properties



2/42 Russell Cr DONCASTER EAST 3109 (REI) **Agent Comments**

 3  2  2

Price: \$852,000
Method: Private Sale
Date: 22/11/2020
Property Type: Unit



1/42 Beverley St DONCASTER EAST 3109 (REI) **Agent Comments**

 3  1  1

Price: \$830,000
Method: Private Sale
Date: 27/08/2020
Rooms: 5
Property Type: Unit

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.