

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

1/18 Catherine Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,200,000 Property Type Townhouse Suburb Doncaster East

Period - From 28/03/2022 to 27/03/2023 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	2/15 Browning Dr TEMPLESTOWE 3106	\$1,220,000	13/12/2022
2	2/4 Ascot St DONCASTER EAST 3109	\$1,088,000	30/11/2022
3	4/4 Ascot St DONCASTER EAST 3109	\$1,050,000	26/03/2023

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:

28/03/2023 14:56



 3  2  2

Property Type: Townhouse

Land Size: 219 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

28/03/2022 - 27/03/2023: \$1,200,000

Comparable Properties



2/15 Browning Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,220,000

Method: Private Sale

Date: 13/12/2022

Property Type: Townhouse (Single)



2/4 Ascot St DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,088,000

Method: Private Sale

Date: 30/11/2022

Property Type: Townhouse (Single)



4/4 Ascot St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,050,000

Method: Private Sale

Date: 26/03/2023

Property Type: Townhouse (Single)