

# 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

6/17 Dehnert Street, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$770,000

&

\$840,000

### Median sale price

Median price

\$780,000

Property Type

Unit

Suburb

Doncaster East

Period - From

15/10/2018

to

14/10/2019

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	2/4 Franklin Rd DONCASTER EAST 3109	\$840,000	20/09/2019
2	1/86 King St DONCASTER EAST 3109	\$825,000	17/08/2019
3	2/16 Coolabah St DONCASTER 3108	\$770,000	04/10/2019

**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:

15/10/2019 13:35



 3    -   

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$770,000 - \$840,000

**Median Unit Price**

15/10/2018 - 14/10/2019: \$780,000

## Comparable Properties



**2/4 Franklin Rd DONCASTER EAST 3109 (REI)**   **Agent Comments**

 3    2    2

**Price:** \$840,000

**Method:** Private Sale

**Date:** 20/09/2019

**Property Type:** Flat/Unit/Apartment (Res)

**1/86 King St DONCASTER EAST 3109 (REI)**   **Agent Comments**

 3    1    2

**Price:** \$825,000

**Method:** Auction Sale

**Date:** 17/08/2019

**Property Type:** Unit



**2/16 Coolabah St DONCASTER 3108 (REI)**   **Agent Comments**

 3    1    1

**Price:** \$770,000

**Method:** Sold Before Auction

**Date:** 04/10/2019

**Property Type:** Unit