Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

6/17 Dehnert Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$770,000	&	\$840,000
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Median sale price

Median price	\$780,000	Pro	perty Type Ur	nit		Suburb	Doncaster East
Period - From	15/10/2018	to	14/10/2019	So	urce	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

7,01	aress of comparable property	1 1100	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



Date of sale











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



Price: \$840,000 Method: Private Sale Date: 20/09/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments

1/86 King St DONCASTER EAST 3109 (REI)







Price: \$825,000 Method: Auction Sale Date: 17/08/2019 Property Type: Unit

2/16 Coolabah St DONCASTER 3108 (REI)







Price: \$770.000

Method: Sold Before Auction

Date: 04/10/2019 Property Type: Unit

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.