

# 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

9 Mckenzie 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

\$1,080,000

&

\$1,188,000

### Median sale price

Median price

\$1,155,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2018

to

30/06/2019

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.

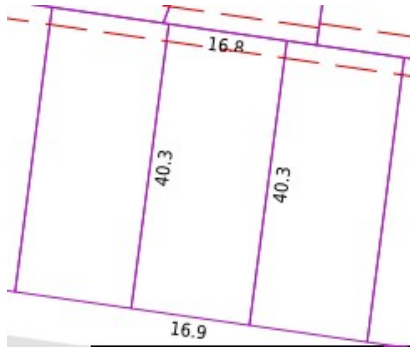
|   | Address of comparable property     | Price       | Date of sale |
|---|------------------------------------|-------------|--------------|
| 1 | 3 Tatterson Ct TEMPLESTOWE 3106    | \$1,160,000 | 24/05/2019   |
| 2 | 4 Sabason Ct DONCASTER EAST 3109   | \$1,115,000 | 17/08/2019   |
| 3 | 25 Snow Gum Rd DONCASTER EAST 3109 | \$1,115,000 | 30/03/2019   |

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:

18/09/2019 11:47



 4  2  2

**Property Type:** House

**Land Size:** 678 sqm approx

Agent Comments

## Comparable Properties



**3 Tatterson Ct TEMPLESTOWE 3106 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,160,000

**Method:** Private Sale

**Date:** 24/05/2019

**Property Type:** House

**Land Size:** 721 sqm approx



**4 Sabason Ct DONCASTER EAST 3109 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,115,000

**Method:** Auction Sale

**Date:** 17/08/2019

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



**25 Snow Gum Rd DONCASTER EAST 3109 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,115,000

**Method:** Auction Sale

**Date:** 30/03/2019

**Property Type:** House (Res)

**Land Size:** 651 sqm approx