

## 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

9/8-12 Nonda Avenue, 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 \$600,000

&amp;

\$660,000

**Median sale price**

Median price \$780,000

House

Unit

X

Suburb

Doncaster East

Period - From 01/10/2017

to

30/09/2018

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	6/33-35 Franklin Rd DONCASTER EAST 3109	\$650,000	22/09/2018
2	3/27 Cavalier St DONCASTER EAST 3109	\$646,000	24/10/2018
3	2/63 Leeds St DONCASTER EAST 3109	\$626,800	29/09/2018

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.



 2  2  1

**Rooms:** 6

**Property Type:** Strata Unit/Flat

**Agent Comments**

Modern and light filled townhouse with big backyard in the heart of Doncaster East, meters from local cafes, restaurants, grocery shops and bus stops. Zoned for the famous Easter Doncaster Secondary College and Donburn Primary School.

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

Year ending September 2018: \$780,000

## Comparable Properties



**6/33-35 Franklin Rd DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$650,000

**Method:** Auction Sale

**Date:** 22/09/2018

**Rooms:** -

**Property Type:** Unit



**3/27 Cavalier St DONCASTER EAST 3109 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$646,000

**Method:** Private Sale

**Date:** 24/10/2018

**Rooms:** -

**Property Type:** Unit



**2/63 Leeds St DONCASTER EAST 3109 (VG)**

**Agent Comments**

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**Price:** \$626,800

**Method:** Sale

**Date:** 29/09/2018

**Rooms:** -

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