

#### 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	9/8-12 Nonda Avenue, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$600,000	&	\$660,000

#### Median sale price

Median price	\$780,000	Hou	se	Unit	Х		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.

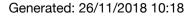
# Address of comparable property Price Date of sale 1 6/33-35 Franklin Rd DONCASTER EAST 3109 \$650,000 22/09/2018 2 3/27 Cavalier St DONCASTER EAST 3109 \$646,000 24/10/2018 3 2/63 Leeds St DONCASTER EAST 3109 \$626,800 29/09/2018

#### 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.















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\$600,000 - \$660,000 **Median Unit Price** Year ending September 2018: \$780,000

**Indicative Selling Price** 

Property Type: Strata Unit/Flat

**Agent Comments** 

Rooms: 6

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.

### Comparable Properties



6/33-35 Franklin Rd DONCASTER EAST 3109

Agent Comments

(REI/VG)



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





**Price:** \$646,000 **Method:** Private Sale **Date:** 24/10/2018

Rooms: -

Property Type: Unit



2/63 Leeds St DONCASTER EAST 3109 (VG)

Agent Comments

**-**





Price: \$626,800 Method: Sale Date: 29/09/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





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