

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 22A Ascot Street, Doncaster East, VIC 3109

Indicative selling price

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

Price Range \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,250,000 Property Type Townhouse Suburb Doncaster East (3109)

Period - From 29/09/2019 to 29/09/2020 Source Realestate

Comparable property sales

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
10 ARAWATA DRIVE, DONCASTER EAST VIC 3109	\$1,255,000	14/10/2020
7A MONTGOMERY STREET, DONCASTER EAST VIC 3109	\$1,190,000	06/08/2020
36A POLARIS DRIVE, DONCASTER EAST VIC 3109	\$1,300,000	04/06/2020

This Statement of Information was prepared on: 26/10/2020