

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

1/1 Myrtle Court, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$757,950

Property Type

Unit

Suburb

Doncaster East

Period - From

01/04/2019

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	1/41 Talford St DONCASTER EAST 3109	\$1,150,000	22/07/2019
2	2/1 Vicki Ct DONCASTER EAST 3109	\$1,100,000	02/04/2019
3	13 Lionel St DONCASTER EAST 3109	\$1,055,000	10/08/2019

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:

30/09/2019 11:34



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
June quarter 2019: \$757,950

Comparable Properties



1/41 Talford St DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,150,000
Method: Private Sale
Date: 22/07/2019
Rooms: 8
Property Type: Townhouse (Single)

2/1 Vicki Ct DONCASTER EAST 3109 (VG) **Agent Comments**



Price: \$1,100,000
Method: Sale
Date: 02/04/2019
Property Type: Flat/Unit/Apartment (Res)



13 Lionel St DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,055,000
Method: Auction Sale
Date: 10/08/2019
Property Type: Townhouse (Res)
Land Size: 278 sqm approx