

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

1a Colchester Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,550,000

&

\$1,705,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Doncaster East

Period - From 01/01/2020

to 31/03/2020

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	7a Colchester Dr DONCASTER EAST 3109	\$1,565,000	23/06/2020
2	15a Woodhouse Rd DONCASTER EAST 3109	\$1,550,000	12/06/2020
3	43a Celeste St DONCASTER EAST 3109	\$1,435,000	02/03/2020

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:

14/07/2020 10:55



4
 3
 2

Property Type: Town House

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,705,000

Median House Price

March quarter 2020: \$1,270,000

Comparable Properties



7a Colchester Dr DONCASTER EAST 3109
(REI)

Agent Comments

4
 4
 2

Price: \$1,565,000

Method: Private Sale

Date: 23/06/2020

Property Type: Townhouse (Single)

Land Size: 391 sqm approx



15a Woodhouse Rd DONCASTER EAST 3109
(REI)

Agent Comments

3
 3
 2

Price: \$1,550,000

Method: Private Sale

Date: 12/06/2020

Property Type: Townhouse (Single)



43a Celeste St DONCASTER EAST 3109
(REI/VG)

Agent Comments

4
 3
 2

Price: \$1,435,000

Method: Private Sale

Date: 02/03/2020

Property Type: Townhouse (Single)

Land Size: 341 sqm approx