

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

29 Highfield Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,170,000

&

\$1,280,000

Median sale price

Median price

\$1,310,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2020

to

30/09/2020

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	16 Gainsborough St DONCASTER EAST 3109	\$1,268,000	11/08/2020
2	7 Dundas Ct DONCASTER EAST 3109	\$1,200,000	20/10/2020
3	16 Windermere Av DONCASTER EAST 3109	\$1,193,000	16/07/2020

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:

02/11/2020 14:23



PhilipWebb

Harry Fares

9842 1477

0458 766 958

hfares@philipwebb.com.au

Indicative Selling Price

\$1,170,000 - \$1,280,000

Median House Price

September quarter 2020: \$1,310,000



Property Type:

Agent Comments

Comparable Properties

16 Gainsborough St DONCASTER EAST 3109 (VG) Agent Comments



Price: \$1,268,000

Method: Sale

Date: 11/08/2020

Property Type: House (Res)

Land Size: 644 sqm approx



7 Dundas Ct DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 20/10/2020

Property Type: House (Res)

Land Size: 705 sqm approx



16 Windermere Av DONCASTER EAST 3109 (VG) Agent Comments



Price: \$1,193,000

Method: Sale

Date: 16/07/2020

Property Type: House (Res)

Land Size: 657 sqm approx