

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

11 Ellin Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Doncaster East

Period - From 01/01/2021

to

31/03/2021

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	7 Hatfield Ct DONCASTER EAST 3109	\$1,410,000	18/03/2021
2	8 Abelia St DONCASTER EAST 3109	\$1,380,000	24/03/2021
3	29 Mckenzie St DONCASTER EAST 3109	\$1,320,000	25/02/2021

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:

20/04/2021 12:16



4 2 2

Property Type: House

Land Size: 726 sqm approx

Agent Comments

Comparable Properties



7 Hatfield Ct DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,410,000

Method: Private Sale

Date: 18/03/2021

Property Type: House (Res)



8 Abelia St DONCASTER EAST 3109 (REI)

Agent Comments

4 2 1

Price: \$1,380,000

Method: Private Sale

Date: 24/03/2021

Property Type: House

Land Size: 667 sqm approx



29 McKenzie St DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,320,000

Method: Sold Before Auction

Date: 25/02/2021

Rooms: 8

Property Type: House

Land Size: 678 sqm approx