

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

5 Aminga Avenue, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,085,000

Median sale price

Median price

\$1,250,800

Property Type

House

Suburb

Doncaster East

Period - From

03/08/2019

to

02/08/2020

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	23 Saxonwood Dr DONCASTER EAST 3109	\$1,101,000	27/05/2020
2	36 Hertford Rd DONCASTER EAST 3109	\$1,080,000	28/03/2020
3	31 Kett St NUNAWADING 3131	\$1,080,000	14/02/2020

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:

03/08/2020 12:49



 3  1  2

Property Type: House (Res)

Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price

\$1,085,000

Median House Price

03/08/2019 - 02/08/2020: \$1,250,800

Comparable Properties



23 Saxonwood Dr DONCASTER EAST 3109
(REI/VG)

Agent Comments

 3  1  2

Price: \$1,101,000

Method: Private Sale

Date: 27/05/2020

Property Type: House

Land Size: 669 sqm approx



36 Hertford Rd DONCASTER EAST 3109
(REI/VG)

Agent Comments

 3  1  2

Price: \$1,080,000

Method: Private Sale

Date: 28/03/2020

Property Type: House

Land Size: 652 sqm approx



31 Kett St NUNAWADING 3131 (REI)

Agent Comments

 3  1  2

Price: \$1,080,000

Method: Private Sale

Date: 14/02/2020

Property Type: House

Land Size: 730 sqm approx