Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

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	Pro	perty Type Ho	use		Suburb	Doncaster East
Period - From	03/08/2019	to	02/08/2020	So	ource	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

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



Date of sale











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)

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Price: \$1,101,000 Method: Private Sale Date: 27/05/2020 Property Type: House Land Size: 669 sqm approx **Agent Comments**



36 Hertford Rd DONCASTER EAST 3109

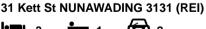
(REI/VG)





Agent Comments

Price: \$1,080,000 Method: Private Sale Date: 28/03/2020 Property Type: House Land Size: 652 sqm approx



Agent Comments

Price: \$1,080,000 Method: Private Sale Date: 14/02/2020 Property Type: House Land Size: 730 sqm approx

Account - Philip Webb



