

# Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

## Property offered for sale

Address Including suburb and postcode

19 Avocet Street, Doncaster East VIC 3109

### Indicative selling price

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

SINGLE PRICE

\$1,099,000

## Median sale price

MEDIAN PRICE	\$1,220,000		HOUSE	Х	SUBURB	Doncaster East
PERIOD - FROM	1 <sup>st</sup> June 2018	ТО	30 <sup>th</sup> September 20	018	SOURCE	REIV

# Comparable property sales

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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
2 Navel Row, Doncaster East	\$1,220,000	08.09.2018
11 Thomas Street, Doncaster East	\$1,220,000	08.09.2018
16 Greendale Road, Doncaster East	\$1,210,000	08.09.2018

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### Comparable properties



#### \$1,220,000

2 Navel Row, Doncaster East, Victoria

**DATE:** 08.09.2018

**PROPERTY TYPE:** House

847 sqm ×



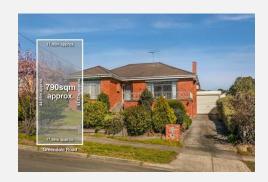
#### \$1,220,000

11 Thomas Street, Doncaster East, Victoria

**DATE:** 08.09.2018

**PROPERTY TYPE:** House

652 sqm



#### \$1,210,000

16 Greendale Road, Doncaster East, Victoria

**DATE:** \$1,210,000

**PROPERTY TYPE:** House

790 sqm ×

#### **Our Difference**



