

# 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](http://consumer.vic.gov.au/underquoting)

**SINGLE  
PRICE**

\$1,099,000

## Median sale price

**MEDIAN  
PRICE**

\$1,220,000

**HOUSE**

X

**SUBURB**

Doncaster East

**PERIOD -  
FROM**

1<sup>st</sup> June 2018

**TO**

30<sup>th</sup> September 2018

**SOURCE**

REIV

## Comparable property sales

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

 4   
  2  
 2   
 847 sqm x



**\$1,220,000**

11 Thomas Street, Doncaster East, Victoria

**DATE:** 08.09.2018

**PROPERTY TYPE:** House

 4   
  2  
 2   
 652 sqm






**\$1,210,000**

16 Greendale Road, Doncaster East, Victoria

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

**PROPERTY TYPE:** House

 4   
  2  
 3   
 790 sqm x

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee