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 16 Elizabeth Street, Doncaster East Vic 3109 Including suburb and postcode

Indicative selling price

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

Range between \$1,600,000 \$1,750,000 &

Median sale price

Median price	\$1,535,500	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/01/2022	to	31/03/2022	:	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

Add	dress of comparable property	Price	Date of sale
1	7 Coolabah St, Doncaster, Vic 3108, Australia	\$1,500,000	26/04/2022
2	16 Greendale Rd DONCASTER EAST 3109	\$1,647,000	09/04/2022
3	19 Morinda Cr DONCASTER EAST 3109	\$1,582,000	10/03/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/06/2022 14:38





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Indicative Selling Price \$1,600,000 - \$1,750,000 **Median House Price**

March quarter 2022: \$1,535,500

Agent Comments

Agent Comments

Agent Comments





Property Type: House Land Size: 934 sqm approx

Agent Comments

Comparable Properties

7 Coolabah St, Doncaster, Vic 3108, Australia

(REI)

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Price: \$1,500,000

Method:

Date: 26/04/2022 Property Type: House

16 Greendale Rd DONCASTER EAST 3109

(REI)

Price: \$1,647,000 Method: Auction Sale Date: 09/04/2022

Property Type: House (Res) Land Size: 790 sqm approx

19 Morinda Cr DONCASTER EAST 3109

(REI/VG)

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Price: \$1,582,000 Method: Private Sale Date: 10/03/2022

Property Type: House (Res) Land Size: 822 sqm approx







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