

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 9 Silvana Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$990,000 & \$1,085,000

Median sale price

Median price \$1,134,000 House ☒ Unit ☐ Suburb Doncaster East

Period - From 01/04/2019 to 30/06/2019 Source REIV

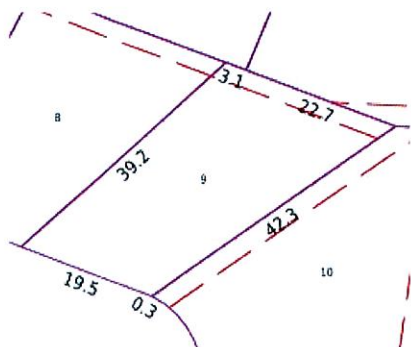
Comparable property sales (*Delete A or B below as applicable)

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	59 Pine Hill Dr DONCASTER EAST 3109	\$1,071,000	06/04/2019
2	8 Rothesay Ct TEMPLESTOWE 3106	\$1,050,500	20/02/2019
3	15 Corsican Av DONCASTER EAST 3109	\$1,050,000	23/03/2019

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.~~


 3  2  2

Rooms:

Property Type: House

Land Size: 793 sqm approx

Agent Comments

Indicative Selling Price

\$990,000 - \$1,085,000

Median House Price

June quarter 2019: \$1,134,000

Comparable Properties


59 Pine Hill Dr DONCASTER EAST 3109
(REI/VG)

Agent Comments

 4  2  2

Price: \$1,071,000

Method: Auction Sale

Date: 06/04/2019

Rooms: 6

Property Type: House (Res)

Land Size: 786 sqm approx


8 Rothesay Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,050,500

Method: Private Sale

Date: 20/02/2019

Rooms: -

Property Type: House

Land Size: 897 sqm approx


15 Corsican Av DONCASTER EAST 3109
(REI/VG)

Agent Comments

 4  2  2

Price: \$1,050,000

Method: Auction Sale

Date: 23/03/2019

Rooms: 5

Property Type: House (Res)

Land Size: 787 sqm approx