

# 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	9 Silvana Court, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

90,000	&	\$1,085,000	
	90,000	8 000,000	90,000 & \$1,085,000

## Median sale price

Median price	\$1,134,000	Hou	ise X	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.

Ad	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

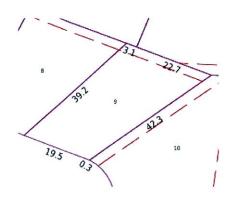
Account - Barry Plant | P: 03 9842 8888





Generated: 19/08/2019 13:52







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)





**Price:** \$1,071,000 **Method:** Auction Sale **Date:** 06/04/2019

Rooms: 6

**Property Type:** House (Res) **Land Size:** 786 sqm approx

Agent Comments



8 Rothesay Ct TEMPLESTOWE 3106 (REI/VG) Agent Comments

i







**Price:** \$1,050,500 **Method:** Private Sale **Date:** 20/02/2019

Rooms: -

Property Type: House Land Size: 897 sqm approx

Agent Comments



15 Corsican Av DONCASTER EAST 3109

(REI/VG)

2



**Price:** \$1,050,000 **Method:** Auction Sale **Date:** 23/03/2019

Rooms: 5

**Property Type:** House (Res) **Land Size:** 787 sqm approx

Account - Barry Plant | P: 03 9842 8888





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 19/08/2019 13:52