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

3/3 Dianne Street, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$880,000		&		\$960,000)		
Median sale p	rice							
Median price	\$897,500	Pro	operty Type	Unit			Suburb	Doncaster East
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/41 Russell Cr DONCASTER EAST 3109	\$965,000	15/10/2020
2	4/26 Ascot St DONCASTER EAST 3109	\$950,000	28/10/2020
3	1/29-31 Thea Gr DONCASTER EAST 3109	\$878,000	24/10/2020

OR

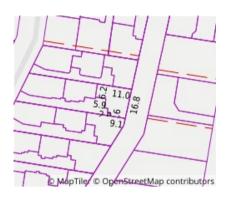
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

03/12/2020 17:13



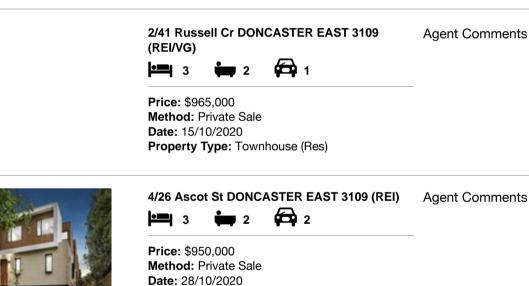






Property Type: Agent Comments Indicative Selling Price \$880,000 - \$960,000 Median Unit Price Year ending September 2020: \$897,500

Comparable Properties





1/29-31 Thea Gr DONCASTER EAST 3109 (REI) Agent Comments



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Property Type: Townhouse (Single)

Price: \$878,000 Method: Auction Sale Date: 24/10/2020 Property Type: Townhouse (Res) Land Size: 300 sqm approx

Account - Philip Webb



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.