

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

9A Turnstone Street, Doncaster East VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,390,000

Median sale priceMedian price

\$920,000

Property type

Townhouse

Suburb

Doncaster East

Period - From

July'19

to

Sept'19

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. 1/22 Amdura Road, Doncaster East	\$1,248,000	24/12/2019
2. 7 Sell Street, Doncaster East	\$1,303,000	21/11/2019
3. 7A Hawk Street, Doncaster East	\$1,398,000	21/09/2019

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.~~

This Statement of Information was prepared on:

23/01/2020

Comparable properties



\$1,248,000

1/22 Amdura Road, Doncaster East, Victoria

DATE: 24/12/2019

PROPERTY TYPE: Townhouse

 4  2
 2  263 sqm x



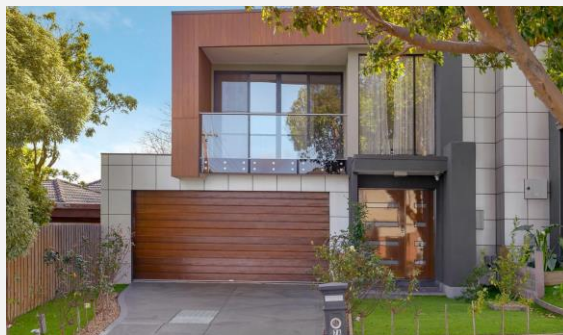
\$1,303,000

7 Sell Street, Doncaster East, Victoria

DATE: 21/11/2019

PROPERTY TYPE: Townhouse

 4  3
 2  225 sqm



\$1,398,000

7A Hawk Street, Doncaster East, Victoria

DATE: 21/09/2019

PROPERTY TYPE: House

 4  3
 2  325 sqm x

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