

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 Greendale Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Doncaster East

Period - From 01/01/2020

to 31/03/2020

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	16a Acacia St DONCASTER EAST 3109	\$1,322,500	22/02/2020
2	36a Polaris Dr DONCASTER EAST 3109	\$1,300,000	04/06/2020
3	1/19 Devon Dr BLACKBURN NORTH 3130	\$1,300,000	20/06/2020

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:

15/07/2020 13:59



3 2 2

Property Type: House
Land Size: 467 sqm approx
Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 March quarter 2020: \$1,270,000

Comparable Properties



16a Acacia St DONCASTER EAST 3109
 (REI/VG)

Agent Comments

4 3 2

Price: \$1,322,500
Method: Auction Sale
Date: 22/02/2020
Rooms: 9
Property Type: House (Res)
Land Size: 343 sqm approx



36a Polaris Dr DONCASTER EAST 3109
 (REI/VG)

Agent Comments

4 3 2

Price: \$1,300,000
Method: Private Sale
Date: 04/06/2020
Property Type: Townhouse (Res)
Land Size: 337 sqm approx



1/19 Devon Dr BLACKBURN NORTH 3130
 (REI)

Agent Comments

4 3 2

Price: \$1,300,000
Method: Auction Sale
Date: 20/06/2020
Property Type: Townhouse (Res)
Land Size: 361 sqm approx