Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	21 Avocet Street, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,180,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/07/2019	to	30/09/2019		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

	areas or comparable property	1 1100	Date of Sale
1	65 St Clems Rd DONCASTER EAST 3109	\$1,170,000	05/10/2019
2	20 Paula Cr DONCASTER EAST 3109	\$1,150,000	22/09/2019
3	75 Bowen Rd DONCASTER EAST 3109	\$1,100,000	11/10/2019

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.

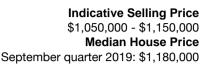
This Statement of Information was prepared on:	27/11/2019 17:26



Date of sale



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Property Type: House (Res) Land Size: 713 sqm approx

Agent Comments

Comparable Properties



65 St Clems Rd DONCASTER EAST 3109 (REI) Agent Comments

€ 2

Price: \$1,170,000 Method: Auction Sale Date: 05/10/2019

Property Type: House (Res) Land Size: 707 sqm approx



20 Paula Cr DONCASTER EAST 3109 (REI)

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Price: \$1,150,000 Method: Private Sale Date: 22/09/2019 Property Type: House Land Size: 723 sqm approx



75 Bowen Rd DONCASTER EAST 3109 (REI/VG)

4



Price: \$1,100,000

Method: Sold Before Auction

Date: 11/10/2019

Property Type: House (Res) Land Size: 767 sqm approx

Agent Comments

Agent Comments

Account - VICPROP



