

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

1/6 Champion Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,030,000

&

\$1,080,000

Median sale price

Median price \$932,500

Property Type Unit

Suburb Doncaster East

Period - From 01/04/2020

to

30/06/2020

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	3/20 Corella St DONCASTER 3108	\$1,035,000	18/08/2020
2	2/5 Olron Rise DONCASTER EAST 3109	\$1,000,000	20/05/2020
3	23 Major St DONCASTER EAST 3109	\$1,000,000	19/05/2020

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:

07/10/2020 09:48



Rooms: 7

Property Type: Townhouse

Agent Comments

Comparable Properties



3/20 Corella St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,035,000

Method: Private Sale

Date: 18/08/2020

Property Type: Townhouse (Single)



2/5 Olron Rise DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 20/05/2020

Rooms: 6

Property Type: Unit



23 Major St DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$1,000,000

Method: Sale

Date: 19/05/2020

Property Type: House (Res)

Land Size: 291 sqm approx