#### 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

postcode	Including suburb and	
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#### 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	Pro	perty Type	Jnit		Suburb	Doncaster East
Period - From	01/04/2020	to	30/06/2020	S	ource	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

7,01	aress of comparable property	1 1100	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



Date of sale

# RT Edgar

Dennis Dellas 8888 2000 0412 043 694

\$1,030,000 - \$1,080,000 **Median Unit Price** 

ddellas@rtedgar.com.au **Indicative Selling Price** 

June quarter 2020: \$932,500

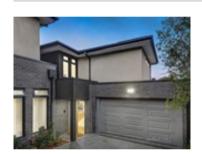


Rooms: 7

Property Type: Townhouse

**Agent Comments** 

## Comparable Properties



3/20 Corella St DONCASTER 3108 (REI)





Price: \$1,035,000 Method: Private Sale Date: 18/08/2020

Property Type: Townhouse (Single)

**Agent Comments** 



2/5 Olron Rise DONCASTER EAST 3109

(REI/VG)



Price: \$1,000,000 Method: Private Sale Date: 20/05/2020 Rooms: 6

Property Type: Unit

Agent Comments



23 Major St DONCASTER EAST 3109 (VG)



Price: \$1,000,000 Method: Sale Date: 19/05/2020

Property Type: House (Res) Land Size: 291 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



