

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

Indicative selling price

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

Single price

\$870,000

Median sale price

Median price

\$735,000

House

Unit

X

Suburb

Doncaster East

Period - From

01/04/2018

to

31/03/2019

Source

REIV

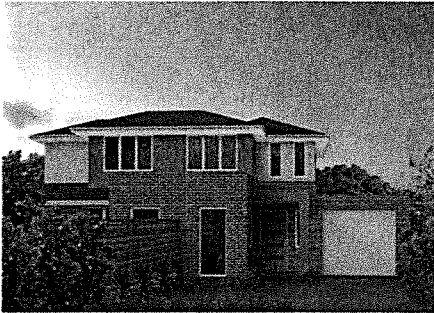
Comparable property sales (*Delete A or B below as applicable)

- 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	Price	Date of sale
1	2a Grosvenor St BLACKBURN NORTH 3130	\$982,500	11/02/2019
2	2/48 Gedy St DONCASTER EAST 3109	\$922,000	23/12/2018
3	40 Yorkshire St BLACKBURN NORTH 3130	\$861,000	09/03/2019

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.~~



3 2 1

Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$870,000
Median Unit Price
Year ending March 2019: \$735,000

Comparable Properties

2a Grosvenor St BLACKBURN NORTH 3130
(REI)

Agent Comments

3 2 1

Price: \$982,500
Method: Sold Before Auction
Date: 11/02/2019
Rooms: -
Property Type: Townhouse (Res)

2/48 Gedye St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 -

Price: \$922,000
Method: Private Sale
Date: 23/12/2018
Rooms: -
Property Type: Townhouse (Res)

40 Yorkshire St BLACKBURN NORTH 3130
(REI)

Agent Comments

3 2 1

Price: \$861,000
Method: Auction Sale
Date: 09/03/2019
Rooms: -
Property Type: Townhouse (Res)