

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

16 Gemini Close, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,190,000

&

\$1,290,000

Median sale price

Median price

\$1,225,000

Property Type

House

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	60 Pine Hill Dr DONCASTER EAST 3109	\$1,210,000	20/05/2020
2	48 Valepark Dr DONVALE 3111	\$1,200,000	02/04/2020
3	1 Malei Ct TEMPLESTOWE 3106	\$1,200,000	02/06/2020

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:

23/07/2020 08:10



 4  2  2

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,290,000
Median House Price
June quarter 2020: \$1,225,000

Comparable Properties



60 Pine Hill Dr DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  2

Price: \$1,210,000
Method: Private Sale
Date: 20/05/2020
Rooms: 7
Property Type: House (Res)
Land Size: 775 sqm approx



48 Valepark Dr DONVALE 3111 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,200,000
Method: Private Sale
Date: 02/04/2020
Property Type: House
Land Size: 785 sqm approx



1 Malei Ct TEMPLESTOWE 3106 (REI) **Agent Comments**

 4  3  2

Price: \$1,200,000
Method: Private Sale
Date: 02/06/2020
Rooms: 7
Property Type: House
Land Size: 774 sqm approx