

# 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

3/7 Tolstoy Court, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### 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	1/7 Tolstoy Ct DONCASTER EAST 3109	\$1,251,800	27/03/2020
2	2/2 Altona Ct DONCASTER EAST 3109	\$1,200,000	17/06/2020
3	7a Montgomery St DONCASTER EAST 3109	\$1,190,000	06/08/2020

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:

21/09/2020 14:00



4 3 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median Unit Price**

June quarter 2020: \$932,500

## Comparable Properties



**1/7 Tolstoy Ct DONCASTER EAST 3109 (REI/VG)**

Agent Comments

4 4 2

**Price:** \$1,251,800

**Method:** Sold Before Auction

**Date:** 27/03/2020

**Property Type:** Townhouse (Res)

**Land Size:** 326 sqm approx



**2/2 Altona Ct DONCASTER EAST 3109 (REI)**

Agent Comments

4 2 3

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 17/06/2020

**Property Type:** Townhouse (Res)

**Land Size:** 355 sqm approx



**7a Montgomery St DONCASTER EAST 3109 (REI)**

Agent Comments

5 2 2

**Price:** \$1,190,000

**Method:** Private Sale

**Date:** 06/08/2020

**Property Type:** Townhouse (Res)

**Land Size:** 414 sqm approx