Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2/75 Church Road, Doncaster Vic 3108
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Median sale price

Median price	\$641,000	Pro	perty Type	Unit		Suburb	Doncaster
Period - From	01/07/2020	to	30/09/2020		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

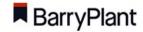
Add	dress of comparable property	Price	Date of sale
1	2/2 Amaroo Ct BOX HILL NORTH 3129	\$923,000	19/12/2020
2	4/878 Doncaster Rd DONCASTER EAST 3109	\$920,000	24/12/2020
3	1/29-31 Thea Gr DONCASTER EAST 3109	\$878,000	24/10/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/01/2021 09:10









Property Type: Townhouse (Res) Land Size: 207 sqm approx **Agent Comments**

Indicative Selling Price \$850,000 - \$935,000 **Median Unit Price** September quarter 2020: \$641,000

Comparable Properties



2/2 Amaroo Ct BOX HILL NORTH 3129 (REI)

Price: \$923,000 Method: Auction Sale

Date: 19/12/2020 Property Type: Townhouse (Res) Land Size: 218 sqm approx

Agent Comments



4/878 Doncaster Rd DONCASTER EAST 3109

(REI)

Price: \$920,000 Method: Private Sale Date: 24/12/2020 Rooms: 6

Property Type: Townhouse (Res) Land Size: 187 sqm approx

Agent Comments



1/29-31 Thea Gr DONCASTER EAST 3109

(REI/VG)

Price: \$878,000 Method: Auction Sale **Date:** 24/10/2020

Property Type: Townhouse (Res) Land Size: 300 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



