

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 6/83-85 Andersons Creek Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$770,000 House Unit X Suburb Doncaster East

Period - From 01/10/2018 to 31/12/2018 Source REIV

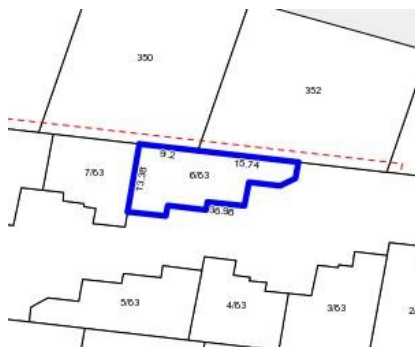
Comparable property sales (*Delete A or B below as applicable)

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	2/95 Bellevue Av DONCASTER EAST 3109	\$700,000	20/10/2018
2	1 Jason Ct DONVALE 3111	\$685,000	22/06/2018
3	11/1 Nartanda Ct DONCASTER EAST 3109	\$595,000	08/02/2019

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.



 2  1  2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median Unit Price
December quarter 2018: \$770,000

Comparable Properties



2/95 Bellevue Av DONCASTER EAST 3109 (REI)

Agent Comments

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Price: \$700,000
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: Unit
Land Size: 269 sqm approx



1 Jason Ct DONVALE 3111 (REI)

Agent Comments

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Price: \$685,000
Method: Private Sale
Date: 22/06/2018
Rooms: 3
Property Type: Unit
Land Size: 273 sqm approx



11/1 Nartanda Ct DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  1

Price: \$595,000
Method: Private Sale
Date: 08/02/2019
Rooms: -
Property Type: Unit