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

18b Churchill Street, Doncaster East Vic 3109

Indicative selling price

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

Single price | $875,000

Median sale price

| Median price | $920,000 | Property Type | Unit | Suburb | Doncaster East |
| Period - From | 01/07/2019 | to | 30/09/2019 | 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.
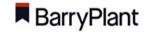
	Address of comparable property	Price	Date of sale
1	2/33 Blackburn Rd DONCASTER EAST 3109	$883,000	24/09/2019
2	1/928 Doncaster Rd DONCASTER EAST 3109	$881,000	22/10/2019
3	3/137 Blackburn Rd DONCASTER EAST 3109	$855,000	27/06/2019

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.~~

This Statement of Information was prepared on: | 03/12/2019 11:34

CONSUMER AFFAIRS VICTORIA

BarryPlant

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Indicative Selling Price
$875,000
Median Unit Price
September quarter 2019: $920,000

🛏 3   🛁 1   🚗 2

Property Type: Townhouse (Res)
Agent Comments

Comparable Properties

2/33 Blackburn Rd DONCASTER EAST 3109 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $883,000
Method: Private Sale
Date: 24/09/2019
Property Type: Townhouse (Single)
Land Size: 145 sqm approx

Agent Comments

1/928 Doncaster Rd DONCASTER EAST 3109 (REI)

🛏 3   🛁 2   🚗 2

Price: $881,000
Method: Private Sale
Date: 22/10/2019
Property Type: Townhouse (Res)

Agent Comments

3/137 Blackburn Rd DONCASTER EAST 3109 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $855,000
Method: Private Sale
Date: 27/06/2019
Rooms: 4
Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9842 8888