

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

3/20 Corella Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$631,500

Property Type Unit

Suburb Doncaster

Period - From 01/07/2019

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	11a Gedye St DONCASTER EAST 3109	\$1,150,000	14/03/2020
2	6/46 Somerville St DONCASTER 3108	\$1,075,000	27/04/2020
3	3/67 Renshaw St DONCASTER EAST 3109	\$1,038,800	19/03/2020

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:

22/07/2020 12:50



4 3 2

Property Type: Townhouse

Land Size: 193 sqm approx

Agent Comments

Comparable Properties



**11a Gedye St DONCASTER EAST 3109
(REI/VG)**

Agent Comments

4 3 2

Price: \$1,150,000

Method: Sold Before Auction

Date: 14/03/2020

Property Type: Townhouse (Res)

Land Size: 415 sqm approx



6/46 Somerville St DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,075,000

Method: Private Sale

Date: 27/04/2020

Rooms: 7

Property Type: Townhouse (Res)



**3/67 Renshaw St DONCASTER EAST 3109
(REI/VG)**

Agent Comments

3 2 2

Price: \$1,038,800

Method: Private Sale

Date: 19/03/2020

Property Type: Townhouse (Single)

Land Size: 200 sqm approx