

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

2/1 Vicki Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,340,000

&

\$1,390,000

Median sale price

Median price \$982,500

Property Type Unit

Suburb Doncaster East

Period - From 01/01/2022

to 31/03/2022

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	3/13 Calvin Cr DONCASTER EAST 3109	\$1,478,000	23/02/2022
2	14 Meadowbank Av DONCASTER 3108	\$1,320,000	04/06/2022
3	3/1 Beverley St DONCASTER EAST 3109	\$1,220,000	12/06/2022

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:

20/06/2022 14:14

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Indicative Selling Price

\$1,340,000 - \$1,390,000

Median Unit Price

March quarter 2022: \$982,500



 4  3  2

Property Type: Townhouse
(Single)

Land Size: 336 sqm approx

Agent Comments

Comparable Properties



**3/13 Calvin Cr DONCASTER EAST 3109
(REI/VG)**

Agent Comments

 5  3  2

Price: \$1,478,000

Method: Private Sale

Date: 23/02/2022

Property Type: House (Res)

Land Size: 455 sqm approx



14 Meadowbank Av DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,320,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 290 sqm approx



3/1 Beverley St DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,220,000

Method: Sold Before Auction

Date: 12/06/2022

Property Type: Townhouse (Single)

Land Size: 194 sqm approx