

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 Red Plum Place, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,310,000

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2020

to

31/12/2020

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	2 Buvelot Wynd DONCASTER EAST 3109	\$1,170,000	26/11/2020
2	13 Valencia Tce TEMPLESTOWE 3106	\$1,168,888	24/12/2020
3	406 Porter St TEMPLESTOWE 3106	\$1,140,000	16/12/2020

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:

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Property Type: House
Land Size: 780 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 December quarter 2020: \$1,310,000

Comparable Properties



2 Buvelot Wynd DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,170,000
Method: Private Sale
Date: 26/11/2020
Rooms: 9
Property Type: House
Land Size: 606 sqm approx



13 Valencia Tce TEMPLESTOWE 3106 (REI/VG) **Agent Comments**



Price: \$1,168,888
Method: Private Sale
Date: 24/12/2020
Property Type: House
Land Size: 871 sqm approx



406 Porter St TEMPLESTOWE 3106 (VG)

Agent Comments



Price: \$1,140,000
Method: Sale
Date: 16/12/2020
Property Type: House (Res)
Land Size: 781 sqm approx