

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

3/19 Sargent Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$840,000 & \$895,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Doncaster

Period - From 01/04/2019 to 31/03/2020 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	1/37 Orchard Cr MONT ALBERT NORTH 3129	\$874,000	14/05/2020
2	3/4 Angus Gr DONCASTER 3108	\$850,000	20/02/2020
3	1/647 Middleborough Rd BOX HILL NORTH 3129	\$840,000	14/01/2020

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:

02/06/2020 13:01



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$840,000 - \$895,000

Median Unit Price

Year ending March 2020: \$655,000

Comparable Properties



1/37 Orchard Cr MONT ALBERT NORTH 3129 (REI)

Agent Comments

 3  2  1

Price: \$874,000

Method: Private Sale

Date: 14/05/2020

Rooms: 6

Property Type: Unit



3/4 Angus Gr DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$850,000

Method: Private Sale

Date: 20/02/2020

Property Type: Townhouse (Single)

Land Size: 98 sqm approx

1/647 Middleborough Rd BOX HILL NORTH 3129 (VG)

Agent Comments

 3  -  -

Price: \$840,000

Method: Sale

Date: 14/01/2020

Property Type: Flat/Unit/Apartment (Res)