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	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$840,000		&		\$895,000			
Median sale pi	rice							
Median price	\$655,000	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/04/2019	to	31/03/2020		So	urce	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.

Ad	dress 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





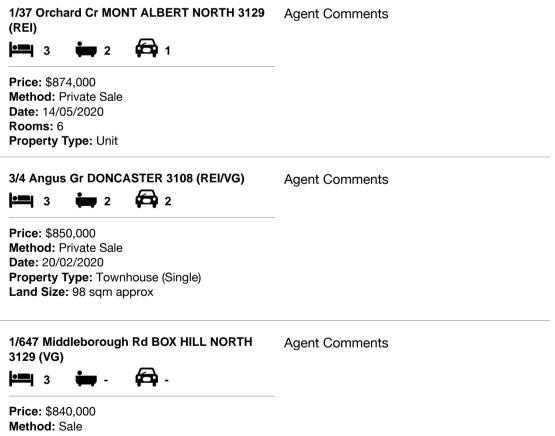




Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$840,000 - \$895,000 Median Unit Price Year ending March 2020: \$655,000

Comparable Properties





Method: Sale Date: 14/01/2020 Property Type: Flat/Unit/Apartment (Res)

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.