### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

#### Indicative selling price

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

| 1 | Range between | \$1,300,000 | & | \$1,400,000 |
|---|---------------|-------------|---|-------------|
|---|---------------|-------------|---|-------------|

#### Median sale price

| Median price  | \$1,520,000 | Pro | perty Type | House |        | Suburb | Doncaster East |
|---------------|-------------|-----|------------|-------|--------|--------|----------------|
| Period - From | 01/04/2022  | to  | 30/06/2022 |       | 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

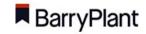
| Add | dress of comparable property     | Price       | Date of sale |
|-----|----------------------------------|-------------|--------------|
| 1   | 12 Lionel St DONCASTER EAST 3109 | \$1,448,000 | 01/07/2022   |
| 2   | 6 Maude Av DONCASTER EAST 3109   | \$1,330,000 | 25/06/2022   |
| 3   | 4 Maggs St DONCASTER EAST 3109   | \$1,360,000 | 20/06/2022   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 03/08/2022 15:32 |
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**Property Type:** House **Land Size:** 882 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price

June guarter 2022: \$1,520,000

# Comparable Properties



12 Lionel St DONCASTER EAST 3109 (REI)

3





**Agent Comments** 

Price: \$1,448,000

Method: Sold Before Auction

Date: 01/07/2022

**Property Type:** House (Res) **Land Size:** 772 sqm approx



6 Maude Av DONCASTER EAST 3109 (REI)

**=**| 4







Price: \$1,330,000 Method: Private Sale Date: 25/06/2022

**Property Type:** House (Res) **Land Size:** 802 sqm approx

Agent Comments



4 Maggs St DONCASTER EAST 3109 (REI)

**\_** 3





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Price: \$1,360,000

Method: Sold Before Auction

Date: 20/06/2022

**Property Type:** House (Res) **Land Size:** 723 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888



