

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

2/7 Talford Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$990,000

&

\$1,080,000

Median sale price

Median price \$920,000

Property Type Unit

Suburb Doncaster East

Period - From 01/07/2019

to 30/09/2019

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	13 Lionel St DONCASTER EAST 3109	\$1,055,000	10/08/2019
2	2/2 Leura St DONCASTER EAST 3109	\$1,020,000	01/08/2019
3	3/4-6 Roger St DONCASTER EAST 3109	\$1,000,000	24/08/2019

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:

30/10/2019 13:01



 3  2  2

Property Type: Townhouse (Res)

Land Size: 175 sqm approx

Agent Comments

Indicative Selling Price

\$990,000 - \$1,080,000

Median Unit Price

September quarter 2019: \$920,000

Comparable Properties



13 Lionel St DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,055,000

Method: Auction Sale

Date: 10/08/2019

Property Type: Townhouse (Res)

Land Size: 278 sqm approx

2/2 Leura St DONCASTER EAST 3109 (REI) **Agent Comments**

 3  2  2

Price: \$1,020,000

Method: Private Sale

Date: 01/08/2019

Rooms: 6

Property Type: Townhouse (Res)

3/4-6 Roger St DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,000,000

Method: Auction Sale

Date: 24/08/2019

Rooms: 5

Property Type: Townhouse (Res)