#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

Address	1/1 Talford Street, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$932,500	Pro	perty Type	Jnit		Suburb	Doncaster East
Period - From	01/04/2020	to	30/06/2020		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

		1 1100	Date of Sale
1	1/11 Dehnert St DONCASTER EAST 3109	\$795,000	02/08/2020
2	2/1 Talford St DONCASTER EAST 3109	\$733,000	27/06/2020
3	1/35 Middlefield Dr BLACKBURN NORTH 3130	\$715,000	27/06/2020

#### 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:	02/10/2020 10:12



Date of sale







**Indicative Selling Price** \$700,000 - \$770,000 **Median Unit Price** June quarter 2020: \$932,500

## Comparable Properties



1/11 Dehnert St DONCASTER EAST 3109 (REI) Agent Comments

Price: \$795,000 Method: Private Sale Date: 02/08/2020

Rooms: 4

**9** 3

Property Type: Unit

Land Size: 248 sqm approx



2/1 Talford St DONCASTER EAST 3109 (REI)

Price: \$733,000 Method: Auction Sale Date: 27/06/2020 Rooms: 4

Property Type: Unit

Land Size: 239 sqm approx



1/35 Middlefield Dr BLACKBURN NORTH 3130 Agent Comments

(REI)

**=**3

Price: \$715,000 Method: Auction Sale Date: 27/06/2020 Property Type: Unit Land Size: 339 sqm approx

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.

Agent Comments