

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

1/1 Talford Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$932,500

Property Type

Unit

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	Price	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



Property Type:
Agent Comments

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
Property Type: Unit
Land Size: 248 sqm approx



2/1 Talford St DONCASTER EAST 3109 (REI) Agent Comments



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 (REI) Agent Comments



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