

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	1/22 Elizabeth Street, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$780,000	&	\$850,000

Median sale price

Median price	\$675,000	Hou	Ise	Unit	Х		Suburb	Doncaster East
Period - From	01/01/2019	to	31/03/2019		Source	REIV		

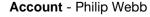
Comparable property sales (*Delete A or B below as applicable)

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 4/137 Blackburn Rd DONCASTER EAST 3109 \$845,000 06/04/2019 2 2/13 Talford St DONCASTER EAST 3109 \$798,000 01/04/2019 3 2/4 Whittens La DONCASTER 3108 \$740,000 18/04/2019

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.







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Rooms:

Property Type: Strata Unit/Flat Land Size: 361 sqm approx

Agent Comments

Indicative Selling Price \$780,000 - \$850,000 **Median Unit Price** March quarter 2019: \$675,000

Comparable Properties



4/137 Blackburn Rd DONCASTER EAST 3109

(REI)



Price: \$845,000 Method: Private Sale Date: 06/04/2019

Rooms: 4

Property Type: Townhouse (Res)



2/13 Talford St DONCASTER EAST 3109

(REI/VG)





Price: \$798.000 Method: Private Sale Date: 01/04/2019 Rooms: 6 Property Type: Unit

Land Size: 294 sqm approx

Agent Comments

Agent Comments

2/4 Whittens La DONCASTER 3108 (REI)

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Price: \$740,000 Method: Private Sale Date: 18/04/2019

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Account - Philip Webb





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