

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	1/22 Elizabeth Street, Doncaster East Vic 3109
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Indicative selling price

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

Range between	\$780,000	&	\$850,000
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Median sale price

Median price	\$675,000	House		Unit	X	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.



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)

Agent Comments



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)

Agent Comments



Price: \$798,000

Method: Private Sale

Date: 01/04/2019

Rooms: 6

Property Type: Unit

Land Size: 294 sqm approx

2/4 Whittens La DONCASTER 3108 (REI)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 18/04/2019

Rooms: -

Property Type: Townhouse (Res)