



3 1 2

Rooms:
Property Type: Unit
Land Size: 287 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
Year ending June 2017: \$840,000

Comparable Properties



1/48 Thomas St DONCASTER EAST 3109 (REI) **Agent Comments**

3 2 2

Price: \$750,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 5
Property Type: Unit
Land Size: 239 sqm approx



1/7 Meryl St DONCASTER EAST 3109 (REI) **Agent Comments**

3 1 -

Price: \$741,500
Method: Private Sale
Date: 04/03/2017
Rooms: 5
Property Type: Unit
Land Size: 352 sqm approx



2/31 Sonia St DONVALE 3111 (REI) **Agent Comments**

3 2 1

Price: \$751,477
Method: Private Sale
Date: 21/02/2017
Rooms: -
Property Type: Unit

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

1/6 Ellin 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 \$840,000

Unit X

Suburb Doncaster East

Period - From 01/07/2016

to

30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/48 Thomas St DONCASTER EAST 3109	\$750,000	18/03/2017
1/7 Meryl St DONCASTER EAST 3109	\$741,500	04/03/2017
2/31 Sonia St DONVALE 3111	\$751,477	21/02/2017