

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 Edith Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,340,000

Property Type House

Suburb Doncaster

Period - From 01/10/2020

to 31/12/2020

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	20 Balmoral Av TEMPLESTOWE LOWER 3107	\$1,250,000	03/02/2021
2	28 Boyd St DONCASTER 3108	\$1,185,000	28/11/2020
3	11 Arthur St DONCASTER 3108	\$1,170,000	10/12/2020

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:

02/03/2021 11:41



Property Type: House

Land Size: 638 sqm approx

Agent Comments

Comparable Properties



20 Balmoral Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 03/02/2021

Property Type: House

Land Size: 685 sqm approx



28 Boyd St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,185,000

Method: Auction Sale

Date: 28/11/2020

Property Type: House (Res)

Land Size: 640 sqm approx



11 Arthur St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,170,000

Method: Private Sale

Date: 10/12/2020

Property Type: House

Land Size: 729 sqm approx