

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

2/41 Talford Street, Doncaster East Vic 3109

Indicative selling price

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

Single price \$988,000

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	3a Bambra Ct DONCASTER EAST 3109	\$1,026,000	25/05/2019
2	1/43-45 Tunstall Rd DONVALE 3111	\$1,000,000	26/04/2019
3	2/62 Surrey Rd BLACKBURN NORTH 3130	\$999,500	07/03/2019

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:
Agent Comments

Indicative Selling Price
\$988,000
Median Unit Price
March quarter 2019: \$675,000

Comparable Properties



3a Bambra Ct DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,026,000
Method: Auction Sale
Date: 25/05/2019
Rooms: 7
Property Type: Townhouse (Res)



1/43-45 Tunstall Rd DONVALE 3111 (REI/VG) **Agent Comments**



Price: \$1,000,000
Method: Private Sale
Date: 26/04/2019
Rooms: -
Property Type: Townhouse (Single)



2/62 Surrey Rd BLACKBURN NORTH 3130 (REI/VG) **Agent Comments**



Price: \$999,500
Method: Private Sale
Date: 07/03/2019
Rooms: 6
Property Type: Townhouse (Single)
Land Size: 230 sqm approx