## 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	7 Ireland Avenue, 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	\$1,100,000	&	\$1,200,000

#### Median sale price

Median price	\$1,270,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/01/2020	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

Add	dress of comparable property	Price	Date of sale
1	5 Honni Mews DONCASTER EAST 3109	\$1,200,000	19/12/2020
2	121 Mitcham Rd DONVALE 3111	\$1,175,000	30/11/2020
3	2 Harcourt St BLACKBURN NORTH 3130	\$1,095,000	17/11/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/02/2021 08:42









Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending December 2020: \$1,270,000

## Comparable Properties



5 Honni Mews DONCASTER EAST 3109 (REI)

• A

**Price:** \$1,200,000 **Method:** Auction Sale **Date:** 19/12/2020

**Property Type:** House (Res) **Land Size:** 742 sqm approx



121 Mitcham Rd DONVALE 3111 (REI)

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Price: \$1,175,000 Method: Private Sale Date: 30/11/2020 Property Type: House Land Size: 853 sqm approx **Agent Comments** 

Agent Comments

**Agent Comments** 

2 Harcourt St BLACKBURN NORTH 3130 (VG)

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Price: \$1,095,000 Method: Sale Date: 17/11/2020

**Property Type:** House (Res) **Land Size:** 731 sqm approx

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.