

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

7 Ireland Avenue, Doncaster East Vic 3109

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 Property 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	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 comparable properties 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



Property Type:
Agent Comments

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) Agent Comments



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) Agent Comments



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

2 Harcourt St BLACKBURN NORTH 3130 (VG) Agent Comments



Price: \$1,095,000
Method: Sale
Date: 17/11/2020
Property Type: House (Res)
Land Size: 731 sqm approx