

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

2/5 Elm Tree Road, Doncaster

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,198,000

Median sale priceMedian price

\$1,285,000

Property type

House

Suburb

Doncaster

Period - From

June 2020

to

Sept 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. 4/13 Baird Street North, Doncaster	\$ 1,225,000	6/6/2020
2. 1/13 Pettys Lane, Doncaster	\$ 1,240,000	27/5/2020
3. 3/24 Studley Street, Doncaster	\$ 1,160,000	23/4/2020

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:

21/10/2020

Comparable properties



\$1,225,000

4/13 Baird Street North, Doncaster, Victoria

DATE: 6/6/2020

PROPERTY TYPE: Unit



4



3



2



220 sqm



\$1,240,000

1/13 Pettys Lane, Doncaster, Victoria

DATE: 27/5/2020

PROPERTY TYPE: Unit



4



2



2



248 sqm



\$1,160,000

3/24 Studley Street, Doncaster, Victoria

DATE: 23/4/2020

PROPERTY TYPE: Unit



3



2



2



218 sqm

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21 days on market



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