

#### 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 price								
Median pı	rice \$1,285,0	)00	Property type House Sub		Suburb	Doncaster		
Period - F	iod - 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						Pri	ice	Date of sale
1. 4	1. 4/13 Baird Street North, Doncaster					\$ 1	,225,000	6/6/2020
2. 1	1/13 Pettys Lane, Doncaster					\$ 1	,240,000	27/5/2020
3. 3	3/24 Studley Street, Doncaster					\$ 1	,160,000	23/4/2020
OR						<u>.</u>		
<b>B</b> * ∓	<del>The estate ager</del>	nt or agent's repre	esentative reaso	onably be	elieves that fo	ewer than	three compa	rable properties

This Statement of Information was prepared on: 21/10/2020

were sold within two kilometres of the property for sale in the last six months.



# **Comparable properties**



### \$1,225,000

4/13 Baird Street North, Doncaster, Victoria

**DATE:** 6/6/2020

PROPERTY TYPE: Unit

220 sqm



#### \$1,240,000

1/13 Pettys Lane, Doncaster, Victoria

**DATE:** 27/5/2020

PROPERTY TYPE: Unit

248 sqm



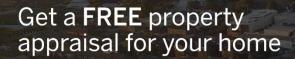
## \$1,160,000

3/24 Studley Street, Doncaster, Victoria

**DATE:** 23/4/2020

PROPERTY TYPE: Unit

218 sqm



APPRAISE MY PROPERTY ->

# **Our Difference**



