

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  Property Type  Suburb   
Period - From  to  Source

**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	43 Walker St DONCASTER 3108	\$1,620,000	23/10/2021
2	22 Morinda Cr DONCASTER EAST 3109	\$1,580,000	21/10/2021
3	29 Corella St DONCASTER 3108	\$1,568,000	20/10/2021

**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:

10 Renshaw Street, Doncaster East Vic 3109



Bill Schlink

Isaac.Fakhri

03 9846 2111

0499 425 715

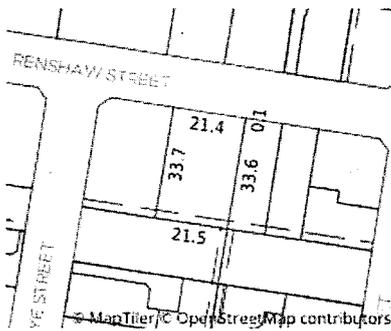
isaac@billschlink.com.au

Indicative Selling Price

\$1,580,000

Median House Price

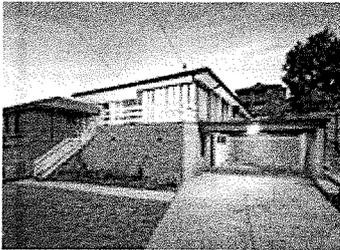
September quarter 2021: \$1,522,000



Property Type:

Agent Comments

## Comparable Properties



43 Walker St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,620,000

Method: Auction Sale

Date: 23/10/2021

Property Type: House (Res)

Land Size: 650 sqm approx



22 Morinda Cr DONCASTER EAST 3109 (REI)

Agent Comments



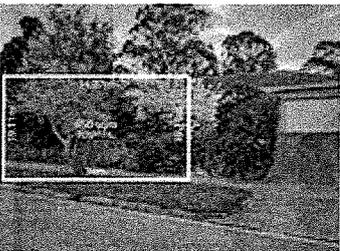
Price: \$1,580,000

Method: Private Sale

Date: 21/10/2021

Property Type: House

Land Size: 650 sqm approx



29 Corella St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,568,000

Method: Auction Sale

Date: 20/10/2021

Property Type: House (Res)

Land Size: 650 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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