

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

3 Harman Close, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,270,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2020

to

31/03/2020

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	140 Landscape Dr DONCASTER EAST 3109	\$1,138,000	25/03/2020
2	19 Red Plum Pl DONCASTER EAST 3109	\$1,050,000	01/04/2020
3			

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:

13/06/2020 08:46



Property Type: House (Previously Occupied - Detached)
Land Size: 874 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
March quarter 2020: \$1,270,000

Comparable Properties



140 Landscape Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,138,000
Method: Sold Before Auction
Date: 25/03/2020
Property Type: House (Res)
Land Size: 747 sqm approx



19 Red Plum Pl DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 01/04/2020
Rooms: 8
Property Type: House (Res)
Land Size: 796 sqm approx

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.