Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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3 Harman Close, Doncaster East Vic 3109
3

Indicative selling price

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

Median sale price

Median price	\$1,270,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	140 Landscape Dr DONCASTER EAST 3109	\$1,138,000	25/03/2020
2	19 Red Plum PI 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



Date of sale







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)





Price: \$1,138,000

Method: Sold Before Auction

Date: 25/03/2020

Property Type: House (Res) Land Size: 747 sqm approx

19 Red Plum PI DONCASTER EAST 3109

(REI/VG)





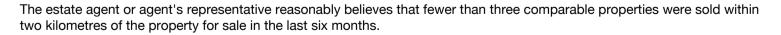


Price: \$1.050.000 Method: Private Sale Date: 01/04/2020 Rooms: 8

Property Type: House (Res) Land Size: 796 sqm approx

Agent Comments

Agent Comments



Account - Philip Webb



