

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

1/11 Dehnert Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$790,000

&

\$869,000

Median sale price

Median price \$889,750

Property Type Unit

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	3/40 Russell Cr DONCASTER EAST 3109	\$868,888	03/05/2020
2	1/647 Middleborough Rd BOX HILL NORTH 3129	\$840,000	14/01/2020
3	2/5 Kirton Ct DONCASTER 3108	\$810,000	12/02/2020

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:

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Indicative Selling Price

\$790,000 - \$869,000

Median Unit Price

March quarter 2020: \$889,750



Property Type:

Agent Comments

Magnificently located 3 Bedroom single level unit - walking distance to Jackson Court Shopping Centre, Doncaster and Doncaster East High School and Doncaster gardens primary school... Only minutes drive from Westfield Shopping Town, Eastern Freeway and all other amenities - Secure this great investment today!

Comparable Properties



3/40 Russell Cr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$868,888

Method: Private Sale

Date: 03/05/2020

Rooms: 5

Property Type: Townhouse (Single)

1/647 Middleborough Rd BOX HILL NORTH 3129 (VG)

Agent Comments



Price: \$840,000

Method: Sale

Date: 14/01/2020

Property Type: Flat/Unit/Apartment (Res)



2/5 Kirton Ct DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 12/02/2020

Property Type: Unit