## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sa	е
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$1,300,000 & \$1,400,000
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#### Median sale price

Median price	\$921,500	Pro	perty Type	Jnit		Suburb	Doncaster East
Period - From	01/04/2021	to	30/06/2021		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	1/12 Greendale Rd DONCASTER EAST 3109	\$1,300,000	10/07/2021
2	15a Pine Way DONCASTER EAST 3109	\$1,315,000	29/04/2021
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:	23/07/2021 16:07



Date of sale







**Property Type:** Townhouse (Res) **Land Size:** 316 sqm approx Agent Comments

# Comparable Properties



1/12 Greendale Rd DONCASTER EAST 3109

(REI)

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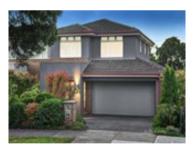
**2** 

**Price:** \$1,300,000 **Method:** Auction Sale **Date:** 10/07/2021

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



15a Pine Way DONCASTER EAST 3109 (REI)

3

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Price: \$1,315,000

Method: Sold Before Auction

Date: 29/04/2021

**Property Type:** Townhouse (Res) **Land Size:** 382 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.

**Account** - Barry Plant | P: 03 9842 8888



