

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

5 Honni Mews, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,095,000

&

\$1,195,000

Median sale price

Median price \$1,310,000

Property Type House

Suburb Doncaster East

Period - From 01/07/2020

to

30/09/2020

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	5 Carisbrook Ct DONCASTER EAST 3109	\$1,165,000	02/12/2020
2	6 Cassia St DONCASTER EAST 3109	\$1,141,000	09/11/2020
3	6 Saturn Tce DONCASTER EAST 3109	\$1,135,000	28/11/2020

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:

05/12/2020 15:23



Property Type:
Agent Comments

Indicative Selling Price
\$1,095,000 - \$1,195,000
Median House Price
September quarter 2020: \$1,310,000

Comparable Properties



5 Carisbrook Ct DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,165,000
Method: Private Sale
Date: 02/12/2020
Property Type: House (Res)



6 Cassia St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,141,000
Method: Private Sale
Date: 09/11/2020
Property Type: House (Res)
Land Size: 680 sqm approx



6 Saturn Tce DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,135,000
Method: Auction Sale
Date: 28/11/2020
Property Type: House (Res)
Land Size: 652 sqm approx