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	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,215,000	Pro	perty Type T	Townhouse		Suburb	Doncaster East
Period - From	28/06/2021	to	27/06/2022		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

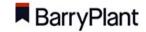
Add	dress of comparable property	Price	Date of sale
1	3/14 Churchill St DONCASTER EAST 3109	\$1,150,000	14/04/2022
2	1/50 St Clems Rd DONCASTER EAST 3109	\$1,122,888	24/03/2022
3	4/25 Cavalier St DONCASTER EAST 3109	\$1,000,000	06/06/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/06/2022 14:59





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Indicative Selling Price \$1,100,000 - \$1,200,000 **Median Townhouse Price** 28/06/2021 - 27/06/2022: \$1,215,000

Property Type: Townhouse Land Size: 491 sqm approx

Agent Comments

Comparable Properties



3/14 Churchill St DONCASTER EAST 3109

(REI) **--**3



Price: \$1,150,000 Method: Private Sale Date: 14/04/2022

Property Type: Townhouse (Single)

Agent Comments



1/50 St Clems Rd DONCASTER EAST 3109

(REI/VG)



Price: \$1,122,888 Method: Private Sale Date: 24/03/2022

Property Type: Townhouse (Single) Land Size: 304 sqm approx

Agent Comments



4/25 Cavalier St DONCASTER EAST 3109 (REI) Agent Comments

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Price: \$1,000,000 Method: Private Sale Date: 06/06/2022

Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888



