.Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale											
Including sub	Address ourb and postcode	7/7-11 Darcy Street, Doncaster Vic 3108									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)											
Single price		\$*		or range between		\$675,000		&	\$725,000		
Median sale price											
Median price	\$631,500 Pro			perty type Unit			Suburb	Doncaster			
Period - From	1/7/2019	e to	30/6/20	020	Source	REIV					
Comparable property sales (*Delete A or B below as applicable)											

These are the three properties sold within two kilometres of the property for sale in the last six months that the A^* estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/1 Talford Street, DONCASTER EAST 3109	\$733,000	27/6/2020
170A Blackburn Road, DONCASTER EAST 3109	\$718,000	22/2/2020
1/35 Middlefield Drive, BLACKBURN NORTH 3130	\$715,000	27/6/2020

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 o	n: 29/7/2020 14:34
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Property Type: Unit **Agent Comments**

Indicative Selling Price \$675,000 - \$725,000 **Median Unit Price** Year ending June 2020: \$631,500

Comparable Properties



2/1 Talford St DONCASTER EAST 3109 (REI)

3



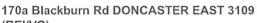


Price: \$733,000 Method: Auction Sale Date: 27/06/2020 Rooms: 4

Property Type: Unit

Land Size: 239 sqm approx

Agent Comments



(REI/VG)







Agent Comments



Land Size: 267 sqm approx



1/35 Middlefield Dr BLACKBURN NORTH 3130 Agent Comments

(REI)







Price: \$715,000 Method: Auction Sale Date: 27/06/2020 Property Type: Unit Land Size: 339 sqm approx

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.