

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 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 Property type Unit Suburb Doncaster

Period - From 1/7/2019 to 30/6/2020 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
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 on: 29/7/2020 14:34



 3  1  1

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)

Agent Comments

 3  1  2

Price: \$733,000

Method: Auction Sale

Date: 27/06/2020

Rooms: 4

Property Type: Unit

Land Size: 239 sqm approx



170a Blackburn Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  1  1

Price: \$718,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Unit

Land Size: 267 sqm approx



1/35 Middlefield Dr BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$715,000

Method: Auction Sale

Date: 27/06/2020

Property Type: Unit

Land Size: 339 sqm approx