

## 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  
1/39 Talford Street, Doncaster East Vic 3109

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 &amp; \$900,000

**Median sale price**

Median price \$675,000 House Unit X Suburb Doncaster East

Period - From 01/01/2019 to 31/03/2019 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	22 Talford St DONCASTER EAST 3109	\$900,888	16/03/2019
2	4/16 Leslie St DONVALE 3111	\$800,000	27/03/2019
3	2/13 Talford St DONCASTER EAST 3109	\$798,000	01/04/2019

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.



3 Bedrooms - 1 Bathroom - 2 Car Spaces

**Rooms:**  
**Property Type:** Flat  
**Land Size:** 293.134 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$820,000 - \$900,000  
**Median Unit Price**  
March quarter 2019: \$675,000

## Comparable Properties



**22 Talford St DONCASTER EAST 3109 (REI/VG)**

[Agent Comments](#)

3 Bedrooms - 2 Bathrooms - 2 Car Spaces

**Price:** \$900,888  
**Method:** Private Sale  
**Date:** 16/03/2019  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 308 sqm approx



**4/16 Leslie St DONVALE 3111 (REI)**

[Agent Comments](#)

3 Bedrooms - 2 Bathrooms - 2 Car Spaces

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 27/03/2019  
**Rooms:** -  
**Property Type:** Unit



**2/13 Talford St DONCASTER EAST 3109 (REI/VG)**

[Agent Comments](#)

3 Bedrooms - 2 Bathrooms - 2 Car Spaces

**Price:** \$798,000  
**Method:** Private Sale  
**Date:** 01/04/2019  
**Rooms:** 6  
**Property Type:** Unit  
**Land Size:** 294 sqm approx