Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

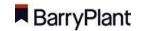
Property offered for sale								
Address Including suburb and postcode		aite Avenue, Don	caster Vic (3108				
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$760,000		& \$810,000						
Median sale price								
Median price \$610,0	00 Pr	roperty Type Uni	t	9	Suburb	Doncaster		
Period - From 01/07/	2021 to	30/09/2021	So	ource	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					Pr	rice	Date of sale	
1 4/32 John St TEMPLESTOWE LOWER 3107					\$8	310,000	17/07/2021	
2 7 Hender St DONCASTER 3108					\$7	60,000	30/10/2021	
3								
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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:	10/01/2022 12:03





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Indicative Selling Price \$760,000 - \$810,000 Median Unit Price September quarter 2021: \$610,000



Property Type: Unit Land Size: 235 sqm approx Agent Comments

Comparable Properties



4/32 John St TEMPLESTOWE LOWER 3107 (REI/VG)

. 6

Price: \$810,000 Method: Auction Sale Date: 17/07/2021 Property Type: Unit

= 3

Agent Comments



7 Hender St DONCASTER 3108 (REI)

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Price: \$760,000 Method: Auction Sale Date: 30/10/2021 Property Type: Unit Land Size: 144 sqm approx **Agent Comments**

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.

Account - Barry Plant | P: 03 9842 8888



