

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

13 Ellin Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$860,000

&

\$920,000

Median sale price

Median price \$1,062,500

Property Type Unit

Suburb Doncaster East

Period - From 01/07/2021

to 30/09/2021

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	1/8 Paula Cr DONCASTER EAST 3109	\$910,500	29/05/2021
2	1/57 Rosella St DONCASTER EAST 3109	\$899,000	08/05/2021
3	6/36 Old Warrandyte Rd DONVALE 3111	\$879,000	04/10/2021

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:

25/10/2021 16:38

13 Ellin Street, Doncaster East Vic 3109



3 1 2

Property Type: House
Land Size: 318 sqm approx
Agent Comments

Indicative Selling Price

\$860,000 - \$920,000

Median Unit Price

September quarter 2021: \$1,062,500

Comparable Properties



1/8 Paula Cr DONCASTER EAST 3109 (REI/VG) **Agent Comments**

3 2 1

Price: \$910,500
Method: Auction Sale
Date: 29/05/2021
Property Type: Unit
Land Size: 329 sqm approx



1/57 Rosella St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 1 1

Price: \$899,000
Method: Auction Sale
Date: 08/05/2021
Property Type: Unit
Land Size: 424 sqm approx



6/36 Old Warrandyte Rd DONVALE 3111 (REI) **Agent Comments**

3 1 2

Price: \$879,000
Method: Private Sale
Date: 04/10/2021
Property Type: Unit

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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