

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

1/95 St Clems Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$775,000 House Unit X Suburb Doncaster East

Period - From 01/01/2018 to 31/12/2018 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	1/13 Kennon St DONCASTER EAST 3109	\$925,000	14/12/2018
2	2/48 Gedy St DONCASTER EAST 3109	\$922,000	23/12/2018
3	1/9 Renshaw St DONCASTER EAST 3109	\$880,000	06/12/2018

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



1/13 Kennon St DONCASTER EAST 3109
(REI/VG)

Agent Comments



Price: \$925,000

Method: Private Sale

Date: 14/12/2018

Rooms: 5

Property Type: House

2/48 Gedye St DONCASTER EAST 3109
(REI/VG)

Agent Comments



Price: \$922,000

Method: Private Sale

Date: 23/12/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 240 sqm approx



1/9 Renshaw St DONCASTER EAST 3109
(REI/VG)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 06/12/2018

Rooms: -

Property Type: House

Land Size: 370 sqm approx