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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	1/95 St Clems Road, Doncaster East Vic 3109
Including suburb and	
postcode	

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	Hou	se	Unit	Х		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 Gedye St DONCASTER EAST 3109 \$922,000 23/12/2018 3 1/9 Renshaw St DONCASTER EAST 3109 \$880,000 06/12/2018

OR

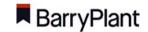
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$880,000 - \$950,000 Median Unit Price Year ending December 2018: \$775,000





Comparable Properties



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

Price: \$925,000 Method: Private Sale Date: 14/12/2018 Rooms: 5

Property Type: House

Agent Comments

2/48 Gedye St DONCASTER EAST 3109

(REI/VG)

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Price: \$922,000 Method: Private Sale Date: 23/12/2018 Rooms: -

Property Type: Townhouse (Res) **Land Size:** 240 sqm approx

Agent Comments

Agent Comments



1/9 Renshaw St DONCASTER EAST 3109

(REI/VG)

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Price: \$880,000 **Method:** Private Sale **Date:** 06/12/2018

Rooms: -

Property Type: House Land Size: 370 sqm approx

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