Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	5 Albany Way, 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 \$1,290,000 & \$1,419,000	Range between	\$1,290,000	&	\$1,419,000
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Median sale price

Median price \$1,278,000	Pro	perty Type Ho	use	Suburb	Doncaster East
Period - From 01/10/2019	to	31/12/2019	Sour	rce 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

Address of comparable property		1 1100	Date of Sale
1	12 Hailey Ct TEMPLESTOWE 3106	\$1,415,000	08/11/2019
2	8 Bullock Ct DONVALE 3111	\$1,400,000	10/08/2019
3	29 Bali Hi Blvd TEMPLESTOWE 3106	\$1,386,000	28/11/2019

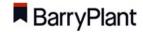
OR

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.

This Statement of Information was prepared on:	23/01/2020 11:33



Date of sale



Indicative Selling Price \$1,290,000 - \$1,419,000









Property Type: House Land Size: 899 sqm approx **Agent Comments**

Median House Price December quarter 2019: \$1,278,000

Comparable Properties



12 Hailey Ct TEMPLESTOWE 3106 (REI)





Price: \$1,415,000 Method: Private Sale Date: 08/11/2019 Property Type: House Land Size: 780 sqm approx **Agent Comments**



8 Bullock Ct DONVALE 3111 (REI/VG)





Price: \$1,400,000 Method: Auction Sale Date: 10/08/2019

Property Type: House (Res) Land Size: 784 sqm approx

Agent Comments



29 Bali Hi Blvd TEMPLESTOWE 3106 (REI)





Price: \$1,386,000 Method: Private Sale Date: 28/11/2019 Property Type: House Land Size: 953 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



