

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

3/6 Champion Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$897,500 Property Type Unit Suburb Doncaster East

Period - From 01/10/2019 to 30/09/2020 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	1/6 Champion St DONCASTER EAST 3109	\$1,055,000	10/11/2020
2	32 Mitchell St DONCASTER EAST 3109	\$1,000,000	19/10/2020
3	2/12 Tandara Av DONCASTER 3108	\$995,000	26/07/2020

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:

12/12/2020 17:16

RTE

 4  3  2

Rooms: 6

Property Type: Townhouse

Agent Comments

Comparable Properties



1/6 Champion St DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,055,000

Method: Sold Before Auction

Date: 10/11/2020

Property Type: Townhouse (Res)

Land Size: 217 sqm approx

32 Mitchell St DONCASTER EAST 3109 (VG)

Agent Comments

 4  -  -

Price: \$1,000,000

Method: Sale

Date: 19/10/2020

Property Type: Flat/Unit/Apartment (Res)



2/12 Tandara Av DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$995,000

Method: Private Sale

Date: 26/07/2020

Property Type: Townhouse (Res)

Land Size: 276 sqm approx