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	3/6 Champion Street, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$897,500	Pro	perty Type Ur	it		Suburb	Doncaster East
Period - From	01/10/2019	to	30/09/2020	So	urce	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

Aut	areas or comparable property	1 1100	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



Date of sale

RT Edgar

Dennis Dellas 8888 2000 0412 043 694 ddellas@rtedgar.com.au

Indicative Selling Price \$950,000 - \$990,000 **Median Unit Price** Year ending September 2020: \$897,500



Rooms: 6

Property Type: Townhouse

Agent Comments

Comparable Properties



1/6 Champion St DONCASTER EAST 3109

(REI)



Price: \$1,055,000

Method: Sold Before Auction

Date: 10/11/2020

Property Type: Townhouse (Res) Land Size: 217 sqm approx

Agent Comments

32 Mitchell St DONCASTER EAST 3109 (VG)





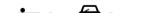
Price: \$1,000,000 Method: Sale Date: 19/10/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

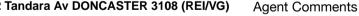






Price: \$995,000 Method: Private Sale Date: 26/07/2020

Property Type: Townhouse (Res) Land Size: 276 sqm approx



Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



