

# 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

1/7 Toinette Court, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$935,000

### Median sale price

Median price \$870,000 Property Type Unit Suburb Doncaster East

Period - From 01/01/2020 to 31/12/2020 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	4/878 Doncaster Rd DONCASTER EAST 3109	\$920,000	24/12/2020
2	2/31 Leslie St DONVALE 3111	\$880,000	12/01/2021
3	3/7 Toinette Ct DONCASTER EAST 3109	\$871,000	24/10/2020

**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:

25/01/2021 10:09



PhilipWebb

William Zhu

9842 1477

0437 563 902

wzhu@philipwebb.com.au

**Indicative Selling Price**

\$850,000 - \$935,000

**Median Unit Price**

Year ending December 2020: \$870,000



4 3 2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**4/878 Doncaster Rd DONCASTER EAST 3109 (REI)**

Agent Comments

3 2 2

**Price:** \$920,000

**Method:** Private Sale

**Date:** 24/12/2020

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 187 sqm approx



**2/31 Leslie St DONVALE 3111 (REI)**

Agent Comments

3 2 2

**Price:** \$880,000

**Method:** Private Sale

**Date:** 12/01/2021

**Property Type:** Townhouse (Res)



**3/7 Toinette Ct DONCASTER EAST 3109 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$871,000

**Method:** Private Sale

**Date:** 24/10/2020

**Property Type:** Townhouse (Res)