

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

1/13 Dianne Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,000,000

&

\$1,090,000

Median sale price

Median price \$1,120,000

Property Type Townhouse

Suburb Doncaster East

Period - From 14/01/2021

to

13/01/2022

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	3/17 St Clems Rd DONCASTER EAST 3109	\$1,100,000	21/07/2021
2			
3			

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:

14/01/2022 14:47



 4  4  2

Property Type: House (Res)

Land Size: 236 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,090,000

Median Townhouse Price

14/01/2021 - 13/01/2022: \$1,120,000

Comparable Properties

**3/17 St Clems Rd DONCASTER EAST 3109
(REI/VG)**

Agent Comments

 4  3  2

Price: \$1,100,000

Method: Private Sale

Date: 21/07/2021

Property Type: Townhouse (Res)

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.