## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	1/13 Dianne Street, Doncaster East Vic 3109
Including suburb and	

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Including suburb and	
postcode	

#### Indicative selling price

Property offered for sale

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

Range between \$1,000,000	&	\$1,090,000
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### Median sale price

Median price \$1,120,000	Pro	perty Type Tow	vnhouse	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 sixmonths 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			

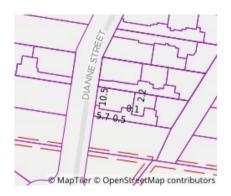
OR

В\* 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









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)

**-** 4 **-** 3 **-** 2

Price: \$1,100,000 Method: Private Sale Date: 21/07/2021

Property Type: Townhouse (Res)

Agent Comments

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.

**Account** - Barry Plant | P: 03 9842 8888



