

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

1B Pleasant Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,090,000 & \$1,190,000

Median sale price

Median price \$1,060,725 Property Type Townhouse Suburb Doncaster

Period - From 15/09/2020 to 14/09/2021 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	1/8 Roderick St DONCASTER EAST 3109	\$1,090,000	26/06/2021
2	1/17-19 Queens Av DONCASTER 3108	\$1,088,000	06/08/2021
3	2/23 Coolabah St DONCASTER 3108	\$1,080,000	02/05/2021

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:

15/09/2021 19:43



3 2 2

Property Type: Townhouse

Land Size: 251 sqm approx

Agent Comments

Comparable Properties



1/8 Roderick St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,090,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Townhouse (Res)

Land Size: 238 sqm approx



1/17-19 Queens Av DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,088,000

Method: Private Sale

Date: 06/08/2021

Property Type: Townhouse (Res)

Land Size: 268 sqm approx



2/23 Coolabah St DONCASTER 3108 (VG)

Agent Comments

3 - -

Price: \$1,080,000

Method: Sale

Date: 02/05/2021

Property Type: Flat/Unit/Apartment (Res)