

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

2/1 Talford Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$889,750

Property Type Unit

Suburb Doncaster East

Period - From 01/01/2020

to 31/03/2020

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	1/41 Brindy Cr DONCASTER EAST 3109	\$750,000	07/03/2020
2	170a Blackburn Rd DONCASTER EAST 3109	\$718,000	22/02/2020
3	61b Surrey Rd BLACKBURN NORTH 3130	\$690,000	03/02/2020

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:

21/05/2020 10:26



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

March quarter 2020: \$889,750

Comparable Properties



1/41 Brindy Cr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 07/03/2020

Property Type: Townhouse (Res)



170a Blackburn Rd DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$718,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Unit

Land Size: 267 sqm approx

61b Surrey Rd BLACKBURN NORTH 3130 (VG) Agent Comments



Price: \$690,000

Method: Sale

Date: 03/02/2020

Property Type: Flat/Unit/Apartment (Res)

Land Size: 174 sqm approx