Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/1 Talford Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$690,000		&		\$750,000					
Median sale pi	rice									
Median price	\$889,750	Pro	operty Type	Unit			Suburb	Doncaster East		
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Ado	dress 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 Agent Comments (REI/VG)



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

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.