

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

6 Teringa Court, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,550,000

Median sale price

Median price

\$1,270,000

Property Type

House

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	2 Bicentennial Ct DONCASTER EAST 3109	\$1,560,000	22/02/2020
2	5 Albany Way DONCASTER EAST 3109	\$1,550,000	08/02/2020
3	4 The Priory TEMPLESTOWE 3106	\$1,550,000	16/03/2020

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:

23/04/2020 11:41



 4  2  2

Property Type: House
Land Size: 780 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000
Median House Price
March quarter 2020: \$1,270,000

Comparable Properties



2 Bicentennial Ct DONCASTER EAST 3109 (REI)

Agent Comments

 5  2  2

Price: \$1,560,000
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)
Land Size: 705 sqm approx



5 Albany Way DONCASTER EAST 3109 (REI/VG)

Agent Comments

 5  2  3

Price: \$1,550,000
Method: Sold Before Auction
Date: 08/02/2020
Rooms: 7
Property Type: House (Res)
Land Size: 899 sqm approx



4 The Priory TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,550,000
Method: Sold Before Auction
Date: 16/03/2020
Property Type: House (Res)
Land Size: 855 sqm approx