Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1/7 Sharon Street, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$975,000	&	\$1,070,000
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Median sale price*

Median price	\$675,000	Pro	perty Type	Jnit		Suburb	Doncaster
Period - From	03/10/2019	to	03/03/2020		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

	are so or comparable property	1 1100	Date of Sale
1	102 Rathmullen Qdrnt DONCASTER 3108	\$1,080,000	29/02/2020
2	1/19 Devon Dr DONCASTER EAST 3109	\$1,030,000	05/10/2019
3	10 Milan St DONCASTER EAST 3109	\$980,000	22/10/2019

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:	03/03/2020 10:50



Date of sale







Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price \$975,000 - \$1,070,000 Median Unit Price * 03/10/2019 - 03/03/2020: \$675,000 * Agent calculated median

Comparable Properties



102 Rathmullen Qdrnt DONCASTER 3108 (REI) Agent Comments

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Price: \$1,080,000 Method: Auction Sale Date: 29/02/2020

Rooms: 7

Property Type: Townhouse (Res) **Land Size:** 329 sqm approx



1/19 Devon Dr DONCASTER EAST 3109

(REI/VG)

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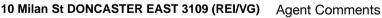




Price: \$1,030,000 **Method:** Auction Sale **Date:** 05/10/2019

Property Type: House (Res) Land Size: 441 sqm approx

Agent Comments





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Price: \$980,000 Method: Private Sale Date: 22/10/2019

Property Type: Townhouse (Single) **Land Size:** 376 sqm approx

Account - Parkes Property | P: 9840 1111 | F: 9840 1570



