

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

1/7 Sharon Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$975,000

&

\$1,070,000

Median sale price*

Median price \$675,000

Property Type Unit

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	Price	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



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



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)

Agent Comments



Price: \$1,030,000

Method: Auction Sale

Date: 05/10/2019

Property Type: House (Res)

Land Size: 441 sqm approx



10 Milan St DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$980,000

Method: Private Sale

Date: 22/10/2019

Property Type: Townhouse (Single)

Land Size: 376 sqm approx