

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

1/31 Elizabeth Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,051,000

Property Type

Townhouse

Suburb

Doncaster East

Period - From

04/10/2020

to

03/10/2021

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	2a Kiewa St DONCASTER 3108	\$1,272,000	10/07/2021
2	13a Lionel St DONCASTER EAST 3109	\$1,250,000	14/05/2021
3	3/11 Dianne St DONCASTER EAST 3109	\$1,225,000	02/07/2021

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:

04/10/2021 12:27

1/31 Elizabeth Street, Doncaster East Vic 3109



 4  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Townhouse Price

04/10/2020 - 03/10/2021: \$1,051,000

Comparable Properties



2a Kiewa St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,272,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Townhouse (Res)

Land Size: 260 sqm approx



13a Lionel St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,250,000

Method: Sold Before Auction

Date: 14/05/2021

Property Type: Townhouse (Res)

Land Size: 455 sqm approx



3/11 Dianne St DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,225,000

Method: Sold Before Auction

Date: 02/07/2021

Property Type: Townhouse (Res)

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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