

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

3/2 Ada Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$750,000

&

\$795,000

Median sale price

Median price

\$885,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/10/2020

to

31/12/2020

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	3/1-3 Friend St MONT ALBERT NORTH 3129	\$765,000	23/12/2020
2	3/35 Clay Dr DONCASTER 3108	\$759,000	06/02/2021
3	3/29 Orchard Cr MONT ALBERT NORTH 3129	\$750,000	02/12/2020

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:

14/04/2021 14:47



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$750,000 - \$795,000

Median Unit Price

December quarter 2020: \$885,000

Comparable Properties



3/1-3 Friend St MONT ALBERT NORTH 3129 (VG)

Agent Comments

2 - -

Price: \$765,000

Method: Sale

Date: 23/12/2020

Property Type: Flat/Unit/Apartment (Res)

3/35 Clay Dr DONCASTER 3108 (REI/VG)

Agent Comments

2 2 1

Price: \$759,000

Method: Auction Sale

Date: 06/02/2021

Property Type: Townhouse (Res)



3/29 Orchard Cr MONT ALBERT NORTH 3129 (VG)

Agent Comments

2 - -

Price: \$750,000

Method: Sale

Date: 02/12/2020

Property Type: Flat/Unit/Apartment (Res)