### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	2/37 Greendale Road, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$735,000	&	\$808,000
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#### Median sale price

Median price	\$897,500	Pro	perty Type Un	it		Suburb	Doncaster East
Period - From	01/10/2019	to	30/09/2020	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	1/11 Dehnert St DONCASTER EAST 3109	\$795,000	02/08/2020
2	2/59 Koonung Rd BLACKBURN NORTH 3130	\$740,000	12/05/2020
3	1/82 Leeds St DONCASTER EAST 3109	\$739,998	06/06/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/11/2020 14:37





Harry Fares 9842 1477 0458 766 958 hfares@philipwebb.com.au

**Indicative Selling Price** \$735,000 - \$808,000 **Median Unit Price** Year ending September 2020: \$897,500



Property Type: Flat

Land Size: 217.854 sqm approx

**Agent Comments** 

# Comparable Properties



1/11 Dehnert St DONCASTER EAST 3109 (REI) Agent Comments





Price: \$795,000 Method: Private Sale Date: 02/08/2020 Rooms: 4

Property Type: Unit

Land Size: 248 sqm approx



2/59 Koonung Rd BLACKBURN NORTH 3130

(REI/VG)







Price: \$740.000 Method: Private Sale Date: 12/05/2020 Rooms: 5

Property Type: Unit

Land Size: 246 sqm approx



1/82 Leeds St DONCASTER EAST 3109

(REI/VG)



Price: \$739,998

Method: Sold Before Auction

Date: 06/06/2020 Rooms: 4

Property Type: Unit

Land Size: 231 sqm approx

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

**Agent Comments**