

# 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

20 Paula Crescent, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,150,000

### Median sale price

Median price

\$1,155,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2018

to

30/06/2019

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	9 Pine Way DONCASTER EAST 3109	\$1,200,000	01/08/2019
2	6 Toinette Ct DONCASTER EAST 3109	\$1,130,000	25/05/2019
3	17 Glika St DONVALE 3111	\$1,121,000	14/09/2019

**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:

26/09/2019 15:40



Property Type:

Agent Comments

Indicative Selling Price

\$1,150,000

Median House Price

Year ending June 2019: \$1,155,000

## Comparable Properties



9 Pine Way DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 01/08/2019

Property Type: House

Land Size: 781 sqm approx



6 Toinette Ct DONCASTER EAST 3109  
(REI/VG)

Agent Comments



Price: \$1,130,000

Method: Auction Sale

Date: 25/05/2019

Rooms: 4

Property Type: House (Res)

Land Size: 652 sqm approx



17 Glika St DONVALE 3111 (REI)

Agent Comments



Price: \$1,121,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 648 sqm approx