

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

2 Gemini Close, 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

\$1,278,000

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2019

to

31/12/2019

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 Happy Valley Ct DONCASTER EAST 3109	\$1,278,000	05/12/2019
2	12 Inglewood CI DONCASTER EAST 3109	\$1,270,000	07/12/2019
3	1 Catherine Av DONCASTER EAST 3109	\$1,251,000	07/09/2019

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:

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Indicative Selling Price

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

Median House Price

December quarter 2019: \$1,278,000



 4  2  2

Property Type: House

Land Size: 736 sqm approx

Agent Comments

Comparable Properties



9 Happy Valley Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,278,000

Method: Sold Before Auction

Date: 05/12/2019

Rooms: 7

Property Type: House (Res)

Land Size: 753 sqm approx



12 Inglewood CI DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,270,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)

Land Size: 663 sqm approx



1 Catherine Av DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  2

Price: \$1,251,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 782 sqm approx