

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

4 Edmonton Place, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,250,800

Property Type House

Suburb Doncaster East

Period - From 01/12/2019

to 30/11/2020

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	31 Rosco Dr TEMPLESTOWE 3106	\$1,170,000	04/11/2020
2	218 Andersons Creek Rd DONCASTER EAST 3109	\$1,140,000	13/10/2020
3	3 Timms Pl DONCASTER EAST 3109	\$1,100,000	07/11/2020

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:

01/12/2020 12:17

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Indicative Selling Price

\$1,050,000 - \$1,155,000

Median House Price

01/12/2019 - 30/11/2020: \$1,250,800



Property Type: Land

Land Size: 990 sqm approx

Agent Comments

Comparable Properties



31 Rosco Dr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,170,000

Method: Sold Before Auction

Date: 04/11/2020

Property Type: House (Res)

Land Size: 871 sqm approx



218 Andersons Creek Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,140,000

Method: Private Sale

Date: 13/10/2020

Property Type: House (Res)

Land Size: 925 sqm approx

3 Timms Pl DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 07/11/2020

Rooms: 8

Property Type: House (Res)

Land Size: 889 sqm approx