

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 7 Sell Street, Doncaster East VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

range between \$1,160,000 & \$1,276,000

Median sale price

Median price \$784,500 Property type Unit Suburb Doncaster East

Period - From 19/10/2018 to 18/10/2019 Source REIV

Comparable property sales

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 5 Sell Street DONCASTER EAST 3109	\$1,330,000	02/08/2019
2 1/34 Coolabah Street DONCASTER 3108	\$1,261,000	29/06/2019
3 2/15 Nonda Avenue DONCASTER EAST 3109	\$1,250,000	14/06/2019

This Statement of Information was prepared on: 23/11/2019