Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$980,000	&	\$1,050,000
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Median sale price

Median price	\$1,310,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/07/2020	to	30/09/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	7 Apollo Ct DONCASTER EAST 3109	\$1,050,000	11/06/2020
2	11 Snow Gum Rd DONCASTER EAST 3109	\$988,000	27/04/2020
3			

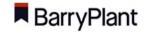
OR

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:	22/10/2020 16:59
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Date of sale







Property Type: House **Land Size:** 652 sqm approx Agent Comments

Indicative Selling Price \$980,000 - \$1,050,000 Median House Price September quarter 2020: \$1,310,000

Comparable Properties



7 Apollo Ct DONCASTER EAST 3109 (REI/VG) Agent Comments

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Price: \$1,050,000 **Method:** Private Sale **Date:** 11/06/2020 **Rooms:** 6

Property Type: House **Land Size:** 786 sqm approx



11 Snow Gum Rd DONCASTER EAST 3109

(REI/VG)

=|3 **=**|2 **=**|

Price: \$988,000 Method: Private Sale Date: 27/04/2020

Property Type: House (Res) **Land Size:** 654 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888





Agent Comments