

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 5 Taunton Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Doncaster East

Period - From 01/10/2018 to 30/09/2019 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	102 King St DONCASTER EAST 3109	\$1,355,000	06/07/2019
2	7 Daniel St DONVALE 3111	\$1,366,000	03/08/2019
3	12 Hailey Ct TEMPLESTOWE 3106	\$1,415,000	08/11/2019

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: 27/11/2019 15:25

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending September 2019: \$1,150,000



Property Type: House

Land Size: 790 sqm approx

Agent Comments

Comparable Properties



102 King St DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,355,000

Method: Auction Sale

Date: 06/07/2019

Property Type: House (Res)

Land Size: 790 sqm approx



7 Daniel St DONVALE 3111 (REI/VG) Agent Comments



Price: \$1,366,000

Method: Auction Sale

Date: 03/08/2019

Rooms: 7

Property Type: House (Res)

Land Size: 794 sqm approx



12 Hailey Ct TEMPLESTOWE 3106 (REI) Agent Comments



Price: \$1,415,000

Method: Private Sale

Date: 08/11/2019

Property Type: House

Land Size: 780 sqm approx