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

Address	76-78 King Street, Doncaster East Vic 3109
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between \$1,260,00	00 &	\$1,386,000
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Median sale price

Median price	\$1,180,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/07/2019	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

	areas or comparable property	1 1100	Date of Sale
1	102 King St DONCASTER EAST 3109	\$1,355,000	06/07/2019
2	11 Apple Blossom Ct TEMPLESTOWE 3106	\$1,338,000	26/08/2019
3	3 Kersey PI DONCASTER 3108	\$1,300,000	16/09/2019

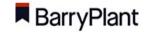
OR

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:	18/11/2019 13:58



Date of sale



Indicative Selling Price





Property Type: House (Previously Occupied - Detached) Land Size: 856 sqm approx **Agent Comments**

\$1,260,000 - \$1,386,000 **Median House Price** September quarter 2019: \$1,180,000

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



11 Apple Blossom Ct TEMPLESTOWE 3106

(REI)

Price: \$1,338,000 Method: Private Sale Date: 26/08/2019 Property Type: House Land Size: 785 sqm approx

Agent Comments

Agent Comments





Price: \$1,300,000

Method: Sold Before Auction

Date: 16/09/2019

Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888



