

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

76-78 King Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,260,000 & \$1,386,000

Median sale price

Median price \$1,180,000 Property 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 | Price | 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



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

Indicative Selling Price
 \$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) Agent Comments



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



3 Kersey PI DONCASTER 3108 (REI)

Agent Comments



Price: \$1,300,000
Method: Sold Before Auction
Date: 16/09/2019
Property Type: House (Res)