

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

1/38 Roderick Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$920,000 Property Type Unit 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	1/226 Blackburn Rd DONCASTER EAST 3109	\$1,000,000	16/08/2019
2	1/21 Banool Qdrnt DONCASTER EAST 3109	\$995,000	23/10/2019
3	1/33 Highview Dr DONCASTER 3108	\$950,000	03/08/2019

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:

13/11/2019 14:36



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$950,000 - \$990,000

Median Unit Price

September quarter 2019: \$920,000

Comparable Properties



1/226 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments

4 4 2

Price: \$1,000,000

Method: Private Sale

Date: 16/08/2019

Property Type: Townhouse (Single)



1/21 Banool Qdrnt DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$995,000

Method: Private Sale

Date: 23/10/2019

Rooms: 6

Property Type: Townhouse (Single)



1/33 Highview Dr DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$950,000

Method: Sold Before Auction

Date: 03/08/2019

Rooms: 8

Property Type: Townhouse (Res)