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 betweer	ı \$950,000		&		\$990,000					
Median sale pr	rice									
Median price	\$920,000	Pro	operty Type	Unit			Suburb	Doncaster East		
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ad	dress 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









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 Agent Comments (REI) **6** 2 •**•** 4



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



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



Price: \$950,000 Method: Sold Before Auction Date: 03/08/2019 Rooms: 8 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.