

# 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

5/1-2 Adelle Court, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,220,000

### Median sale price

Median price

\$1,340,000

Property Type

House

Suburb

Doncaster

Period - From

01/10/2020

to

31/12/2020

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	3/13-15 Baird St.N DONCASTER 3108	\$1,156,000	11/11/2020
2	2b Highview Dr DONCASTER 3108	\$1,140,000	25/02/2021
3	8/46 Somerville St DONCASTER 3108	\$1,125,000	01/12/2020

**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:

16/03/2021 20:10



4 3 2

**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,220,000  
**Median House Price**  
December quarter 2020: \$1,340,000

## Comparable Properties



**3/13-15 Baird St.N DONCASTER 3108 (REI)**

Agent Comments

4 3 2

**Price:** \$1,156,000  
**Method:** Private Sale  
**Date:** 11/11/2020  
**Property Type:** Townhouse (Single)  
**Land Size:** 210 sqm approx



**2b Highview Dr DONCASTER 3108 (REI)**

Agent Comments

4 2 1

**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 25/02/2021  
**Property Type:** Townhouse (Res)



**8/46 Somerville St DONCASTER 3108 (REI/VG)** Agent Comments

3 3 2

**Price:** \$1,125,000  
**Method:** Private Sale  
**Date:** 01/12/2020  
**Property Type:** Townhouse (Res)