Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/17-19 Dehnert Street, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$780,000		&		\$850,000			
Median sale p	rice							
Median price	\$810,000	Pro	operty Type	Unit			Suburb	Doncaster East
Period - From	01/10/2018	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.

Add	dress of comparable property	Price	Date of sale
1	2/4 Franklin Rd DONCASTER EAST 3109	\$840,000	20/09/2019
2	2/20 Bellevue Av DONCASTER EAST 3109	\$810,000	21/09/2019
3	6/17 Dehnert St DONCASTER EAST 3109	\$805,000	26/10/2019

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 17:40



McGrath





Property Type: Townhouse (Res) Land Size: 245 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$850,000 Median Unit Price Year ending September 2019: \$810,000

Comparable Properties



2/4 Franklin Rd DONCASTER EAST 3109 (REI) Agent Comments



Price: \$840,000 Method: Private Sale Date: 20/09/2019 Property Type: Flat/Unit/Apartment (Res)



2/20 Bellevue Av DONCASTER EAST 3109 (REI) Agent Comments



Price: \$810,000 Method: Auction Sale Date: 21/09/2019 Rooms: 4 Property Type: Unit Land Size: 299 sqm approx



6/17 Dehnert St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$805,000 Method: Auction Sale Date: 26/10/2019 Property Type: Unit Land Size: 295 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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.