

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

### Indicative selling price

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

Range between \$780,000 & \$850,000

### Median sale price

Median price \$810,000 Property Type Unit Suburb Doncaster East

Period - From 01/10/2018 to 30/09/2019 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

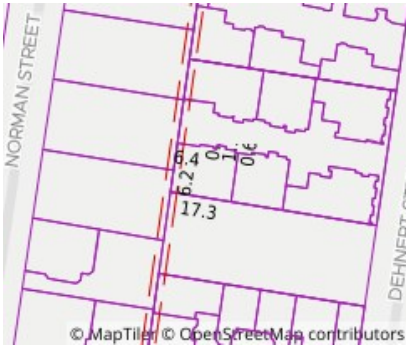
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	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



3   1   2

**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

3   2   2

**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

2   1   2

**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

3   1   2

**Price:** \$805,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** Unit

**Land Size:** 295 sqm approx