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

1/41 Russell Crescent, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,150,000		&		\$1,200,000			
Median sale p	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.

Ade	dress of comparable property	Price	Date of sale
1	84 Tristania St DONCASTER EAST 3109	\$1,200,000	04/10/2019
2	2/7 Talford St DONCASTER EAST 3109	\$1,173,000	23/11/2019
3	3/21 Banool Qdrnt DONCASTER EAST 3109	\$1,150,000	23/10/2019

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:

09/12/2019 12:04









Rooms: 4 Property Type: Town House Land Size: 200 sqm approx Agent Comments

Indicative Selling Price \$1,150,000 - \$1,200,000 Median Unit Price September quarter 2019: \$920,000

Comparable Properties



84 Tristania St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,200,000 Method: Private Sale Date: 04/10/2019 Property Type: Townhouse (Single)



2/7 Talford St DONCASTER EAST 3109 (REI) **2** 2

Agent Comments



Price: \$1,173,000 Method: Auction Sale Date: 23/11/2019 Rooms: 5 Property Type: Townhouse (Res) Land Size: 173 sqm approx



3/21 Banool Qdrnt DONCASTER EAST 3109 Agent Comments (REI)



Price: \$1,150,000 Method: Private Sale Date: 23/10/2019 Property Type: Townhouse (Single)

Account - VICPROP



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.