

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

14 Avocet Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Doncaster East

Period - From 01/07/2019 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	1/9-11 Bowen Rd DONCASTER EAST 3109	\$850,000	27/07/2019
2	6/17 Dehnert St DONCASTER EAST 3109	\$805,000	26/10/2019
3	1/4 Craileen St DONVALE 3111	\$800,000	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:

28/10/2019 13:35

14 Avocet Street, Doncaster East Vic 3109



3 1 2

Property Type: House
Land Size: 281 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
September quarter 2019: \$1,180,000

Comparable Properties



1/9-11 Bowen Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$850,000
Method: Auction Sale
Date: 27/07/2019
Property Type: Unit
Land Size: 393 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



1/4 Craileen St DONVALE 3111 (REI)

Agent Comments

3 1 1

Price: \$800,000
Method: Auction Sale
Date: 26/10/2019
Rooms: 5
Property Type: Unit
Land Size: 301 sqm approx

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



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.