

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

1/52 St Clems Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,180,000

 &

\$1,230,000

Median sale price

Median price

\$839,500

 Property Type

Unit

 Suburb

Doncaster East

Period - From

01/01/2021

 to

31/03/2021

 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	2/38 Greendale Rd DONCASTER EAST 3109	\$1,150,000	17/04/2021
2	1/17 Greendale Rd DONCASTER EAST 3109	\$1,170,000	06/03/2021
3	3/42 Bowen Rd DONCASTER EAST 3109	\$1,200,000	03/03/2021

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:

21/04/2021 15:24



 4  4  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,230,000

Median Unit Price

March quarter 2021: \$839,500

Comparable Properties



2/38 Greendale Rd DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,150,000

Method: Auction Sale

Date: 17/04/2021

Property Type: Townhouse (Res)



1/17 Greendale Rd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,170,000

Method: Auction Sale

Date: 06/03/2021

Property Type: Townhouse (Res)

Land Size: 261 sqm approx



3/42 Bowen Rd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,200,000

Method: Private Sale

Date: 03/03/2021

Property Type: Townhouse (Res)