

# 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

1/7-8 Toinette Court, 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 \$850,000 & \$930,000

### Median sale price

Median price \$757,950 Property Type Unit Suburb Doncaster East

Period - From 01/04/2019 to 30/06/2019 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	2/7-8 Toinette Ct DONCASTER EAST 3109	\$960,000	29/08/2019
2	2/13 Baratta St DONCASTER EAST 3109	\$920,000	07/09/2019
3	2/33 Blackburn Rd DONCASTER EAST 3109	\$883,000	24/09/2019

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:

14/10/2019 14:29



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$850,000 - \$930,000  
**Median Unit Price**  
June quarter 2019: \$757,950

## Comparable Properties

**2/7-8 Toinette Ct DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$960,000  
**Method:** Sold Before Auction  
**Date:** 29/08/2019  
**Property Type:** Townhouse (Res)



**2/13 Baratta St DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$920,000  
**Method:** Auction Sale  
**Date:** 07/09/2019  
**Rooms:** 6  
**Property Type:** Townhouse (Res)



**2/33 Blackburn Rd DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$883,000  
**Method:** Private Sale  
**Date:** 24/09/2019  
**Property Type:** Townhouse (Single)  
**Land Size:** 145 sqm approx