

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

1/5 Avocet Street Doncaster East VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~

or range
between

1,175,000

&

1,275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

| | | |
|--|-------------|-----------|
| 7 Sell Street Doncaster East VIC 3109 | \$1,303,000 | 21-Nov-19 |
| 1/1 Bowen Road Doncaster East VIC 3109 | \$1,271,160 | 27-Nov-19 |
| 1/11 Wilma Court Doncaster VIC 3108 | \$1,399,999 | 02-Dec-19 |

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 6 months.~~

This Statement of Information was prepared on: 08 February 2020


7 Sell Street Doncaster East VIC 3109
 4
  3
  2

Sold Price

\$1,303,000

Sold Date

21-Nov-19

Distance

0.4km
1/1 Bowen Road Doncaster East VIC 3109
 4
  3
  2

Sold Price

\$1,271,160

Sold Date

27-Nov-19

Distance

0.56km
1/11 Wilma Court Doncaster VIC 3108
 4
  3
  2

Sold Price

\$1,399,999

Sold Date

02-Dec-19

Distance

1.96km
1/17 Banool Quadrant Doncaster East VIC 3109
 4
  3
  2

Sold Price

\$1,200,000

Sold Date

18-Oct-19

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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