

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

93 St Clems Road 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

\$1,590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

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

1 Lynne Street Donvale VIC 3111	\$1,476,000	23-Nov-19
21 Avocet Street Doncaster East VIC 3109	\$1,290,000	30-Nov-19
4 Kevin Court Donvale VIC 3111	\$1,420,000	09-Nov-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: 03 February 2020


1 Lynne Street Donvale VIC 3111

 Sold Price ^{RS} **\$1,476,000** Sold Date **23-Nov-19**
 4  2  2

 Distance **0.36km**

21 Avocet Street Doncaster East VIC 3109

 Sold Price ^{RS} **\$1,290,000** Sold Date **30-Nov-19**
 3  1  2

 Distance **0.81km**

4 Kevin Court Donvale VIC 3111

 Sold Price ^{RS} **\$1,420,000** Sold Date **09-Nov-19**
 4  2  2

 Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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