

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	11a Gedye Street, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$764,000	Hou	ıse	Unit	Х	Suburb	Doncaster East
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

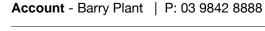
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	3/5 Leura St DONCASTER EAST 3109	\$1,326,000	24/03/2018
2	3a Colchester Dr DONCASTER EAST 3109	\$1,320,000	10/02/2018
3	29a Franklin Rd DONCASTER EAST 3109	\$1,240,000	29/03/2018

OR

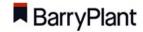
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







Generated: 31/07/2018 16:40







Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$1,275,000 **Median Unit Price** June quarter 2018: \$764,000

Comparable Properties



3/5 Leura St DONCASTER EAST 3109 (REI)

Price: \$1,326,000 Method: Auction Sale

Date: 24/03/2018 Rooms: 7

Property Type: Townhouse (Res)

Agent Comments



3a Colchester Dr DONCASTER EAST 3109

(REI/VG)



Price: \$1,320,000 Method: Private Sale Date: 10/02/2018

Rooms: 7

Property Type: Townhouse (Res) Land Size: 330 sqm approx

Agent Comments

Agent Comments



Account - Barry Plant | P: 03 9842 8888

29a Franklin Rd DONCASTER EAST 3109

(REI/VG)

Price: \$1,240,000 Method: Private Sale Date: 29/03/2018

Rooms: 9

Property Type: Townhouse (Res) Land Size: 378 sqm approx





Generated: 31/07/2018 16:40