

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

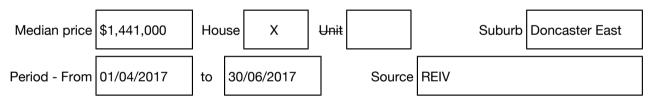
Address I1 Avocet Street, Doncaster East Vic 3109 Including suburb and postcode

#### Indicative selling price

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

 Range between
 \$1,300,000
 &
 \$1,350,000

#### Median sale price



#### 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	62 Renshaw St DONCASTER EAST 3109	\$1,418,000	25/02/2017
2	46 Mckenzie St DONCASTER EAST 3109	\$1,350,000	08/04/2017
3	52 Thea Gr DONCASTER EAST 3109	\$1,325,000	03/03/2017

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 11 Avocet Street, Doncaster East Vic 3109



Craig Nowotsch 0425 877 441 craignowotsch@jelliscraig.com.au





Rooms: 6 Property Type: House Land Size: 713 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,350,000 Median House Price June quarter 2017: \$1,441,000

## **Comparable Properties**



62 Renshaw St DONCASTER EAST 3109 (REI/VG)



Price: \$1,418,000 Method: Auction Sale Date: 25/02/2017 Rooms: 6 Property Type: House (Res) Land Size: 730 sqm approx Agent Comments

Agent Comments



46 Mckenzie St DONCASTER EAST 3109 (REI/VG)



Price: \$1,350,000 Method: Auction Sale Date: 08/04/2017 Rooms: 4 Property Type: House (Res) Land Size: 657 sqm approx



52 Thea Gr DONCASTER EAST 3109 (REI/VG) Agent Comments

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Price: \$1,325,000 Method: Private Sale Date: 03/03/2017 Rooms: 7 Property Type: House (Res) Land Size: 729 sqm approx

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