

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	11 Avocet Street, Doncaster East Vic 3109
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Indicative selling price

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

Range between	\$1,300,000	&	\$1,350,000
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Median sale price

Median price	\$1,441,000	House	X	Unit		Suburb	Doncaster East
Period - From	01/04/2017	to	30/06/2017	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	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.



3 1 3

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)

Agent Comments

3 2 1

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



46 McKenzie St DONCASTER EAST 3109
(REI/VG)

Agent Comments

3 2 2

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

3 1 2

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