

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 1/20 Corella Street, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,180,000

Median sale price

Median price \$692,500 House Unit X Suburb Doncaster

Period - From 01/10/2016 to 30/09/2017 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	30a Renshaw St DONCASTER EAST 3109	\$1,260,000	20/09/2017
2	7/4 Vicki Ct DONCASTER EAST 3109	\$1,151,000	25/08/2017
3	75 Greenridge Av TEMPLESTOWE 3106	\$1,185,000	21/06/2017

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.

Hamid Benjamin

03 9889 8800

0406 188 688

hamidbenjamin@mcgrath.com.au

Indicative Selling Price

\$1,180,000

Median Unit Price

Year ending September 2017: \$692,500



 4  3  1

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



30a Renshaw St DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,260,000

Method: Private Sale

Date: 20/09/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 416 sqm approx



7/4 Vicki Ct DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,151,000

Method: Private Sale

Date: 25/08/2017

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 280 sqm approx



75 Greenridge Av TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,185,000

Method: Private Sale

Date: 21/06/2017

Rooms: -

Property Type: Townhouse (Res)