Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	6 Milan 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	\$1,100,000	&	\$1,200,000
_			

Median sale price

Median price	\$1,278,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/10/2019	to	31/12/2019		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

	aress of comparable property	1 1100	Date of Sale
1	867 Doncaster Rd DONCASTER EAST 3109	\$1,205,000	14/12/2019
2	20 Paula Cr DONCASTER EAST 3109	\$1,150,000	22/09/2019
3	128 Beverley St DONCASTER EAST 3109	\$1,100,000	01/11/2019

OR

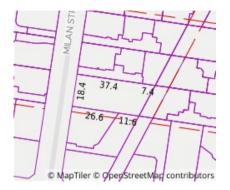
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/02/2020 16:12



Date of sale







Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** December quarter 2019: \$1,278,000

Comparable Properties



867 Doncaster Rd DONCASTER EAST 3109

(REI)

--- 5

Price: \$1,205,000 Method: Auction Sale Date: 14/12/2019 Rooms: 8

Property Type: House (Res) Land Size: 654 sqm approx

Agent Comments



20 Paula Cr DONCASTER EAST 3109 (REI)



Price: \$1,150,000

Method: Private Sale Date: 22/09/2019 Property Type: House Land Size: 723 sqm approx **Agent Comments**



128 Beverley St DONCASTER EAST 3109 (REI) Agent Comments





Price: \$1,100,000

Method: Sold Before Auction

Date: 01/11/2019

Property Type: House (Res) Land Size: 721 sqm approx

Account - Philip Webb





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.