

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

11/148 Andersons Creek Road Doncaster East VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~

or range
between

\$890,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

1/12 Glenmanor Close Templestowe VIC 3106	\$1,030,000	10-May-19
2/15 Nonda Avenue Doncaster East VIC 3109	\$1,250,000	14-Jun-19
2/66 George Street Doncaster East VIC 3109	\$982,000	18-Aug-18

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 6 months.~~

This Statement of Information was prepared on: 24 October 2019



1/12 Glenmanor Close Templestowe VIC 3106 Sold Price **\$1,030,000** Sold Date **10-May-19**

 3  2  2

Distance **0.75km**



2/15 Nonda Avenue Doncaster East VIC 3109 Sold Price **\$1,250,000** Sold Date **14-Jun-19**

 4  2  2

Distance **2.13km**



2/66 George Street Doncaster East VIC 3109 Sold Price **\$982,000** Sold Date **18-Aug-18**

 4  2  2

Distance **2.6km**

RS = Recent sale

UN = Undisclosed Sale

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