

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

14a Ireland Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Doncaster East

Period - From 01/10/2020 to 31/12/2020 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	3 Ireland Av DONCASTER EAST 3109	\$1,650,000	09/02/2021
2	78 Tristania St DONCASTER EAST 3109	\$1,600,000	11/03/2021
3	13 Roderick St DONCASTER EAST 3109	\$1,570,000	25/03/2021

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:

06/04/2021 12:36



4 3 2

Property Type: Townhouse (Res)

Land Size: 371 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

December quarter 2020: \$1,310,000

Comparable Properties



3 Ireland Av DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,650,000

Method: Private Sale

Date: 09/02/2021

Property Type: House



78 Tristania St DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Private Sale

Date: 11/03/2021

Property Type: House

Land Size: 373 sqm approx



13 Roderick St DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,570,000

Method: Private Sale

Date: 25/03/2021

Property Type: House