

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

2/37 Greendale Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$932,500

Property Type

Unit

Suburb

Doncaster East

Period - From

01/04/2020

to

30/06/2020

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	1/2 Martha St DONVALE 3111	\$810,000	08/03/2020
2	13/29 Cavalier St DONCASTER EAST 3109	\$798,000	20/06/2020
3	1/41 Brindy Cr DONCASTER EAST 3109	\$750,000	07/03/2020

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:

01/08/2020 09:07



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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

June quarter 2020: \$932,500



Property Type: Flat

Land Size: 217.854 sqm approx

Agent Comments

Property is ideally located in dual school zones and is in the Doncaster East High School Zoning.. Only minutes away from the Eastern freeway and 7-10 Mins from Westfield Shopping Town and The Pines Shopping Centre - This property represents great value and is an ideal family residence & investment property - A must see for all...

Comparable Properties

1/2 Martha St DONVALE 3111 (VG)

Agent Comments



Price: \$810,000

Method: Sale

Date: 08/03/2020

Property Type: Flat/Unit/Apartment (Res)



13/29 Cavalier St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$798,000

Method: Auction Sale

Date: 20/06/2020

Rooms: 6

Property Type: Unit

Land Size: 241 sqm approx



1/41 Brindy Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 07/03/2020

Property Type: Townhouse (Res)