

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

2/12 Richard Street, Doncaster East VIC 3109

Indicative selling price

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

**SINGLE
PRICE**

\$725,000

Median sale price

**MEDIAN
PRICE**

\$770,000

UNIT

X

SUBURB

Doncaster East

**PERIOD -
FROM**

1st October 2018

TO

31st December 2018

SOURCE

REIV

Comparable property sales

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

5/19-21 Mitcham Road, Donvale	\$785,000	19.12.2018
1/1 Mantell Street, Doncaster East	\$700,000	04.04.2019
1/16 May Street, Doncaster East	\$782,000	01.05.2019

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Comparable properties



\$785,000

5/19-21 Mitcham Road, Donvale, Victoria

DATE: 19.12.2018

PROPERTY TYPE: Unit

 3  2
 2  293sqm x



\$700,000

1/1 Mantell Street, Doncaster East, Victoria

DATE: 04.04.2019

PROPERTY TYPE: Unit

 3  1
 1  316sqm



\$782,000

1/16 May Street, Doncaster East, Victoria

DATE: 01.05.2019

PROPERTY TYPE: Unit

 3  2
 2  338sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee