

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

5 Capella Place, Doncaster East VIC 3109

Indicative selling price

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

**SINGLE
PRICE**

\$1,050,000

Median sale price

**MEDIAN
PRICE**

\$1,115,000

HOUSE/UNIT

X

SUBURB

Doncaster East

**PERIOD -
FROM**

1st January 2019

TO

31st March 2019

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 Centaur Grove, Doncaster East	\$1,045,000	14.05.2019
25 Snow Gum Road, Doncaster East	\$1,115,000	30.03.2019
18 Saxonwood Drive, Doncaster East, Victoria	\$998,000	01.03.2019

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Comparable properties



\$1,045,000

5 Centaur Grove, Doncaster East, Victoria

DATE: 14.05.2019

PROPERTY TYPE: House

 4  3
 2  669sqm x



\$1,115,000

25 Snow Gum Road, Doncaster East, Victoria

DATE: 30.03.2019

PROPERTY TYPE: House

 4  2
 2  sqm



\$998,000

18 Saxonwood Drive, Doncaster East, Victoria

DATE: 01.03.2019

PROPERTY TYPE: House

 5  2
 4  761sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee