

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 1 Lisbon Court, 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 \$1,350,000

Median sale price

Median price \$1,130,000 Property type House Suburb Doncaster East

Period - From April 2019 to June 2019 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. 10 Jefferson Grove, Doncaster East VIC 3109	\$1,150,000	02/06/2019
2. 6 Cumberland Court, Doncaster East VIC 3109	\$1,226,000	01/06/2019
3. 69 Long Valley Way, Doncaster East VIC 3109	\$1,007,888	17/07/2019

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: 17.09.2019

Comparable properties



\$1,150,000

10 Jefferson Grove, Doncaster East, Victoria

DATE: 02/06/2019

PROPERTY TYPE: House

 4  2
 2  878 sqm x



\$1,226,000

6 Cumberland Court, Doncaster East, Victoria

DATE: 01/06/2019

PROPERTY TYPE: House

 4  2
 2  900 sqm



\$1,007,888

69 Long Valley Way, Doncaster East, Victoria

DATE: 17/07/2019

PROPERTY TYPE: House

 4  2
 2  849 sqm x

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