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

1/6 Amelia Crescent, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$720,000		&		\$790,000					
Median sale p	rice									
Median price	\$979,500	Pro	operty Type	Unit			Suburb	Doncaster East		
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	24a Maxia Rd DONCASTER EAST 3109	\$780,000	22/04/2023
2	2/125 Tunstall Rd DONVALE 3111	\$745,000	15/04/2023
3	6/7-9 Mitcham Rd DONVALE 3111	\$728,000	29/04/2023

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:

04/08/2023 11:21



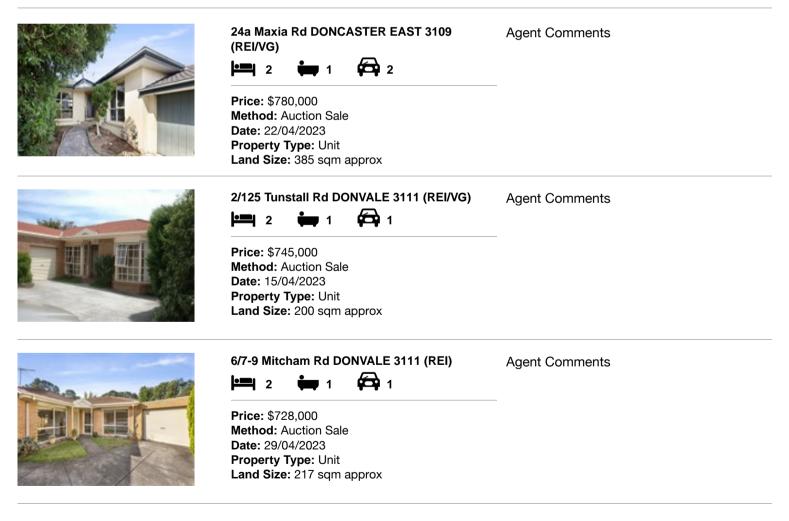






Property Type: Unit Land Size: 289 sqm approx Agent Comments Indicative Selling Price \$720,000 - \$790,000 Median Unit Price June quarter 2023: \$979,500

Comparable Properties



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