

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

7/12 Nonda Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,000,888

Property Type

Unit

Suburb

Doncaster East

Period - From

01/07/2023

to

30/09/2023

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	4/1053 Doncaster Rd DONCASTER EAST 3109	\$990,000	05/08/2023
2	18/33-37 Leslie St DONVALE 3111	\$970,000	19/08/2023
3			

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:

27/10/2023 17:29



Property Type: Townhouse

Agent Comments

Comparable Properties



4/1053 Doncaster Rd DONCASTER EAST 3109 Agent Comments
(REI)



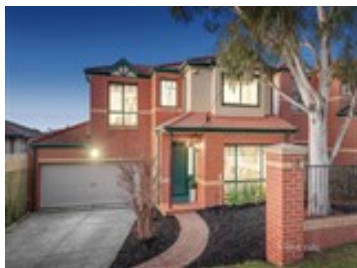
Price: \$990,000

Method: Auction Sale

Date: 05/08/2023

Property Type: Townhouse (Res)

Land Size: 207 sqm approx



18/33-37 Leslie St DONVALE 3111 (REI) Agent Comments



Price: \$970,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Townhouse (Res)

Land Size: 198 sqm approx

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.