

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

11/164 Blackburn Road, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$629,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Doncaster East

Period - From

30/08/2021

to

29/08/2022

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	26/1 Bellevue Av, Doncaster East, Vic 3109, Australia	\$600,000	03/08/2022
2	2/881 Doncaster Rd, Doncaster East, Vic 3109, Australia	\$600,000	27/04/2022
3	222/3 Mitchell St, Doncaster East, Vic 3109, Australia	\$630,000	05/04/2022

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:

30/08/2022 13:39



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$629,000

Median Unit Price

30/08/2021 - 29/08/2022: \$610,000

Comparable Properties

26/1 Bellevue Av, Doncaster East, Vic 3109, Australia (REI)

Agent Comments

 2  1  1

Price: \$600,000

Method:

Date: 03/08/2022

Property Type: Unit

2/881 Doncaster Rd, Doncaster East, Vic 3109, Australia (REI)

Agent Comments

 2  2  1

Price: \$600,000

Method:

Date: 27/04/2022

Property Type: Apartment

222/3 Mitchell St, Doncaster East, Vic 3109, Australia (REI)

Agent Comments

 2  -  -

Price: \$630,000

Method:

Date: 05/04/2022

Property Type: Apartment