

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

22 ST CLEMS ROAD 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

or range
between

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Doncaster East

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

29 BOWEN ROAD DONCASTER EAST VIC 3109

\$1,280,000

15-Mar-24

66 THEA GROVE DONCASTER EAST VIC 3109

\$1,390,000

16-Dec-23

138 TUNSTALL ROAD DONVALE VIC 3111

\$1,357,000

15-Mar-24

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 6 months.

This Statement of Information was prepared on: 30 May 2024



**29 BOWEN ROAD DONCASTER
EAST VIC 3109**

 3  1  2

Sold Price **\$1,280,000** Sold Date **15-Mar-24**

Distance **0.12km**



**66 THEA GROVE DONCASTER
EAST VIC 3109**

 4  2  2

Sold Price **\$1,390,000** Sold Date **16-Dec-23**

Distance **0.47km**



**138 TUNSTALL ROAD DONVALE
VIC 3111**

 4  1  2

Sold Price ^{RS} **\$1,357,000** Sold Date **15-Mar-24**

Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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