

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

3/4 Ireland Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price \$944,000 Property Type Unit Suburb Doncaster East

Period - From 01/04/2022 to 31/03/2023 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	3/24 Greendale Rd DONCASTER EAST 3109	\$984,000	06/05/2023
2	2/873 Doncaster Rd DONCASTER EAST 3109	\$930,000	09/03/2023
3	3/9 Dianne St DONCASTER EAST 3109	\$863,000	03/12/2022

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:

16/05/2023 11:46



3 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 151 sqm approx
Agent Comments

Indicative Selling Price
 \$890,000 - \$970,000
Median Unit Price
 Year ending March 2023: \$944,000

Comparable Properties



3/24 Greendale Rd DONCASTER EAST 3109 (REI)

Agent Comments

2 2 1

Price: \$984,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Townhouse (Res)
Land Size: 178 sqm approx



2/873 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$930,000
Method: Private Sale
Date: 09/03/2023
Property Type: Townhouse (Single)



3/9 Dianne St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$863,000
Method: Auction Sale
Date: 03/12/2022
Property Type: Townhouse (Res)

Account - VICPROP