

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

2/9 BULLEN STREET 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$789,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 May 2022

to

30 Apr 2023

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

11/27 CAVALIER STREET DONCASTER EAST VIC 3109	\$750,000	10-Dec-22
7/74-76 GEORGE STREET DONCASTER EAST VIC 3109	\$730,000	26-Nov-22

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: 05 May 2023



**11/27 CAVALIER STREET
DONCASTER EAST VIC 3109**

 2  1  1

Sold Price **\$750,000** Sold Date **10-Dec-22**

Distance **0.87km**



**7/74-76 GEORGE STREET
DONCASTER EAST VIC 3109**

 2  1  1

Sold Price **\$730,000** Sold Date **26-Nov-22**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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