

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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$818,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Jan 2021

to

31 Dec 2021

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

2/941 Doncaster Road Doncaster East VIC 3109	\$695,000	18-Oct-21
28 Blackburn Road Doncaster East VIC 3109	\$695,000	29-Oct-21
81/37-43 Victoria Street Doncaster VIC 3108	\$680,000	09-Aug-21

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: 27 January 2022



2/941 Doncaster Road Doncaster East VIC 3109

Sold Price

\$695,000

Sold Date

18-Oct-21

2

1

1

Distance

0.47km



28 Blackburn Road Doncaster East VIC 3109

Sold Price

^{RS} **\$695,000**

Sold Date

29-Oct-21

2

1

1

Distance

1.45km



81/37-43 Victoria Street Doncaster VIC 3108

Sold Price

\$680,000

Sold Date

09-Aug-21

2

1

1

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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