Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

postcode	Including suburb and	
----------	----------------------	--

Indicative selling price

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

Median sale price

Median price	\$1,000,000	Pro	perty Type U	nit		Suburb	Doncaster East
Period - From	01/10/2023	to	31/12/2023	So	ource	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

1	5/6 Rowallan Ct DONCASTER EAST 3109	\$1,455,000	02/11/2023
2	2/5 Lowe Ct DONCASTER EAST 3109	\$1,351,000	27/09/2023
3	1/32 Blackburn Rd DONCASTER EAST 3109	\$1,301,000	02/09/2023

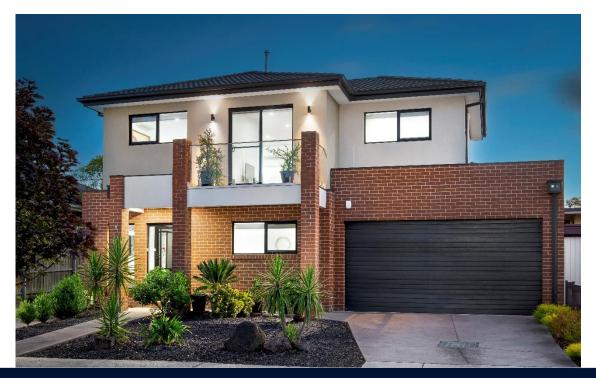
OR

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:	24/01/2024 14:14



Date of sale



woodards **W**

1/6 Champion Street, Doncaster East

Additional information

Council Rates: \$1500pa (Refer S32)

Water Rates: \$187pq plus usage (Refer S32) Owners Corporation: inactive insurance only

General Residential Zone-Schedule 2

Land size: 218sqm approx. Hardwood timber floorboards 2.7m ceilings on ground floor

Ducted heating

Split system AC units

Security alarm

Blanco electric oven

Blanco gas cooktop

Dishwasher

Two main bedrooms (one on ground floor)

Upstairs living room

Water tank

Garden Shed

Double lock up garage

Separate driveway

Rental Estimate

\$750pw based on current market conditions



Julian Badenach 0414 609 665



Close proximity to

Schools

Doncaster Gardens Primary- Sandhurst Ave, Doncaster East (800m) East Doncaster Secondary- Geroge St, Doncaster East (1.6km) Donvale Christian College- Tindals Rd, Donvale (5.1km) Whitefriars College- Park Rd, Donvale (6.7km)

Shops

Jackson Court Shopping Centre- Jackson Crt, Doncaster East (400m) Devon Plaza- Doncaster Rd, Doncaster East (900m) Westfield Doncaster- Doncaster Rd, Doncaster (2.4km)

Parks

Playground- Celeste St, Doncaster East (350m) Jocelyn Reserve- Jocelyn Crt, Doncaster East (280m) Ruffey Lake Park- Victoria St, Doncaster East (1.4km)

Transport

Bus 902 Chelsea to Airport West
Bus 907 City to Mitcham via Eastern Freeway

Chattels

All fixed floor coverings, fixed light fittings as inspected

Settlement

10% deposit, balance 60/90 days (neg)

Lisa Tsang 0430 228 669