

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

1/6 Champion Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,000,000

Property Type

Unit

Suburb

Doncaster East

Period - From

01/10/2023

to

31/12/2023

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	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



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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

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)



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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