

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

1/20 Renshaw Street, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$931,500

Property Type

Unit

Suburb

Doncaster East

Period - From

01/07/2024

to

30/09/2024

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	1/72 Tunstall Rd DONVALE 3111	\$805,000	14/09/2024
2	3/117a Surrey Rd BLACKBURN NORTH 3130	\$599,000	27/08/2024
3	4/21 Mitchell St DONCASTER EAST 3109	\$697,000	27/06/2024

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:

21/10/2024 10:25



 2  2  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$730,000
Median Unit Price
September quarter 2024: \$931,500

Comparable Properties

1/72 Tunstall Rd DONVALE 3111 (REI)

Agent Comments

 3  2  1

Price: \$805,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Unit



3/117a Surrey Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 2  1  1

Price: \$599,000
Method: Private Sale
Date: 27/08/2024
Property Type: Unit
Land Size: 80 sqm approx



4/21 Mitchell St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  1  1

Price: \$697,000
Method: Private Sale
Date: 27/06/2024
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888