

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 Duckett Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2023

to

30/09/2023

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	64 Rosella St DONCASTER EAST 3109	\$1,320,000	12/08/2023
2	42 Boronia Gr DONCASTER EAST 3109	\$1,180,000	14/10/2023
3	1 Sheila St BLACKBURN NORTH 3130	\$1,040,000	14/10/2023

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:

25/10/2023 11:08



 3  1  1

Property Type: House
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
September quarter 2023: \$1,650,000

Comparable Properties

64 Rosella St DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  1

Price: \$1,320,000
Method:
Date: 12/08/2023
Property Type: House



42 Boronia Gr DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,180,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 634 sqm approx



1 Sheila St BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,040,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 639 sqm approx

Account - Barry Plant | P: 03 9842 8888