

# 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 6 Ross Street, Doncaster East, VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$1,440,000

&

\$1,540,000

### Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Doncaster East (3109)

Period - From

04/02/2020

to

04/02/2021

Source

Realestate

### Comparable property sales

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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 |
|--------------------------------------------|-------------|--------------|
| 14 BOYD STREET, DONCASTER VIC 3108         | \$1,400,000 | 27/02/2021   |
| 1 BORDEAUX STREET, DONCASTER VIC 3108      | \$1,506,000 | 20/02/2021   |
| 18 GREENDALE ROAD, DONCASTER EAST VIC 3109 | \$1,489,000 | 06/02/2021   |

This Statement of Information was prepared on: 24/02/2021