

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

3/35 PAULA CRESCENT DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,188,000

&

\$1,288,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,581,000

Property type

House

Suburb

Doncaster East

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

3/12 GREVILLEA ROAD DONCASTER EAST VIC 3109	\$1,228,888	09-Nov-24
3/13 DIANNE STREET DONCASTER EAST VIC 3109	\$1,352,000	06-Dec-24
2/41 BOWEN ROAD DONCASTER EAST VIC 3109	\$1,370,000	12-Oct-24

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 6 months.

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**3/12 GREVILLEA ROAD
DONCASTER EAST VIC 3109**

4 3 2

Sold Price ^{RS} **\$1,228,888** Sold Date **09-Nov-24**

Distance **0.19km**



**3/13 DIANNE STREET DONCASTER
EAST VIC 3109**

4 3 2

Sold Price **\$1,352,000** Sold Date **06-Dec-24**

Distance **0.57km**



**2/41 BOWEN ROAD DONCASTER
EAST VIC 3109**

4 2 2

Sold Price **\$1,370,000** Sold Date **12-Oct-24**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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