

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

1/24 Ascot Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,030,000

&

\$1,080,000

Median sale price

Median price \$1,200,000

Property Type Townhouse

Suburb Doncaster East

Period - From 03/06/2021

to

02/06/2022

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	3/61 Franklin Rd DONCASTER EAST 3109	\$1,100,000	02/02/2022
2	2/17 Banool Qdrnt DONCASTER EAST 3109	\$1,080,000	26/02/2022
3	2/10 Roger St DONCASTER EAST 3109	\$1,060,000	30/03/2022

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:

03/06/2022 10:33

1/24 Ascot Street, Doncaster East Vic 3109

McGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,030,000 - \$1,080,000
Median Townhouse Price
03/06/2021 - 02/06/2022: \$1,200,000

Comparable Properties



3/61 Franklin Rd DONCASTER EAST 3109 (VG) Agent Comments

3 - -

Price: \$1,100,000

Method: Sale

Date: 02/02/2022

Property Type: Flat/Unit/Apartment (Res)



2/17 Banool Qdrnt DONCASTER EAST 3109 (REI/VG) Agent Comments

3 2 1

Price: \$1,080,000

Method: Auction Sale

Date: 26/02/2022

Property Type: Townhouse (Res)



2/10 Roger St DONCASTER EAST 3109 (REI/VG) Agent Comments

3 2 2

Price: \$1,060,000

Method: Private Sale

Date: 30/03/2022

Property Type: Townhouse (Single)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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