

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 Ascot Street 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

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,429,000

Property type

House

Suburb

Doncaster East

Period-from

01 Nov 2020

to

31 Oct 2021

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

7 Leura Street Doncaster East VIC 3109	\$1,618,000	27-May-21
57 Bellevue Avenue Doncaster East VIC 3109	\$1,550,000	06-Nov-21
14 Elvie Street Doncaster East VIC 3109	\$1,650,000	20-Mar-21

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.~~

This Statement of Information was prepared on: 19 November 2021



7 Leura Street Doncaster East VIC 3109

Sold Price

\$1,618,000

Sold Date

27-May-21

3 2 2

Distance

0.12km



57 Bellevue Avenue Doncaster East VIC 3109

Sold Price

^{RS} **\$1,550,000**

Sold Date

06-Nov-21

4 2 2

Distance

0.7km



14 Elvie Street Doncaster East VIC 3109

Sold Price

\$1,650,000

Sold Date

20-Mar-21

3 1 1

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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