

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

15 Duckett Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Doncaster East

Period - From 01/10/2021 to 31/12/2021 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	2/30 Talford St DONCASTER EAST 3109	\$950,500	19/02/2022
2	1/23 Devon Dr DONCASTER EAST 3109	\$950,000	07/12/2021
3	2a Cherry Orchard Rise BOX HILL NORTH 3129	\$900,000	19/02/2022

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: 17/03/2022 12:07



Property Type: Unit

Land Size: 328 sqm approx

Agent Comments

Comparable Properties



2/30 Talford St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$950,500

Method: Auction Sale

Date: 19/02/2022

Rooms: 5

Property Type: Unit

Land Size: 302 sqm approx



1/23 Devon Dr DONCASTER EAST 3109 (VG) Agent Comments



Price: \$950,000

Method: Sale

Date: 07/12/2021

Property Type: Flat/Unit/Apartment (Res)



2a Cherry Orchard Rise BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$900,000

Method: Private Sale

Date: 19/02/2022

Property Type: House

Land Size: 216 sqm approx