

## 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

2/1050 DONCASTER ROAD DONCASTER EAST VIC 3109

### Indicative selling price

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

Single Price

or range  
between

\$1,170,000

&

\$1,220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$905,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Apr 2023

to

31 Mar 2024

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

3/5 TALFORD STREET DONCASTER EAST VIC 3109	\$1,397,000	25-Mar-23
4/121 BEVERLEY STREET DONCASTER EAST VIC 3109	\$1,311,500	17-Jun-23
2/6 IRELAND AVENUE DONCASTER EAST VIC 3109	\$1,388,000	03-Aug-23

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: 28 April 2024

**MANDY LEE**

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**3/5 TALFORD STREET  
DONCASTER EAST VIC 3109**

4 2 2

Sold Price **\$1,397,000** Sold Date **25-Mar-23**Distance **0.06km****4/121 BEVERLEY STREET  
DONCASTER EAST VIC 3109**

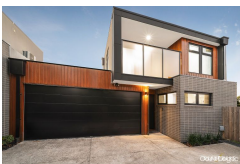
4 2 2

Sold Price **\$1,311,500** Sold Date **17-Jun-23**Distance **0.25km****2/6 IRELAND AVENUE  
DONCASTER EAST VIC 3109**

4 2 2

Sold Price **\$1,388,000** Sold Date **03-Aug-23**Distance **0.29km****5/218 BLACKBURN ROAD  
DONCASTER EAST VIC 3109**

4 2 2

Sold Price <sup>RS</sup> **\$1,198,000** <sup>UN</sup> Sold Date **04-Mar-24**Distance **0.57km****3/15 ASCOT STREET DONCASTER  
EAST VIC 3109**

4 2 2

Sold Price **\$1,230,000** Sold Date **16-Apr-23**Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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