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

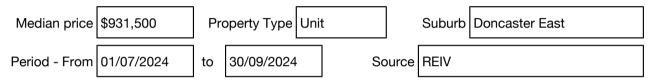
115A Blackburn Road, Doncaster East Vic 3109

Indicative selling price

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Single price \$1,190,000

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	7a Canara St DONCASTER EAST 3109	\$1,200,000	09/11/2024
2	2/24 Maggs St DONCASTER EAST 3109	\$1,266,000	20/09/2024
3	1/88 Blackburn Rd DONCASTER EAST 3109	\$1,100,000	24/07/2024

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:

06/01/2025 15:23



BARRYPLANT

Robert Groeneveld



Property Type: Unit Land Size: 425 sqm approx Agent Comments

0404 881 634 rgroeneveld@barryplant.com.au

Indicative Selling Price \$1,190,000 **Median Unit Price** September quarter 2024: \$931,500

Comparable Properties 7a Canara St DONCASTER EAST 3109 (REI)



2 3 2 Price: \$1,200,000

Method: Sold Before Auction Date: 09/11/2024 Property Type: Unit Land Size: 444 sqm approx

2/24 Maggs St DONCASTER EAST 3109 (REI/VG)

Agent Comments

Agent Comments





Price: \$1,266,000 Method: Sold Before Auction



Date: 20/09/2024 Property Type: Unit Land Size: 292 sqm approx

1/88 Blackburn Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

2 • 3 2

Price: \$1,100,000 Method: Sold Before Auction Date: 24/07/2024 Property Type: Townhouse (Res)

Land Size: 310 sqm approx

Account - Barry Plant | P: 03 9842 8888



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