

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

3/24 Greendale Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$870,000 & \$930,000

Median sale price

Median price \$1,220,000 Property Type Townhouse Suburb Doncaster East

Period - From 06/04/2022 to 05/04/2023 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	4/4 Ascot St DONCASTER EAST 3109	\$1,050,000	26/03/2023
2	4/14 Elvie St DONCASTER EAST 3109	\$975,000	13/10/2022
3	3/9 Dianne St DONCASTER EAST 3109	\$863,000	03/12/2022

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:

06/04/2023 15:50



 2  2  1

Property Type: Townhouse

Land Size: 174 sqm approx

Agent Comments

Indicative Selling Price

\$870,000 - \$930,000

Median Townhouse Price

06/04/2022 - 05/04/2023: \$1,220,000

Comparable Properties



4/4 Ascot St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,050,000

Method: Private Sale

Date: 26/03/2023

Property Type: Townhouse (Single)



4/14 Elvie St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$975,000

Method: Private Sale

Date: 13/10/2022

Property Type: Townhouse (Res)



3/9 Dianne St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$863,000

Method: Auction Sale

Date: 03/12/2022

Property Type: Townhouse (Res)