

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

11/148 ANDERSONS CREEK ROAD 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Aug 2023

to

31 Jul 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

12/207 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$791,000	09-Sep-23
8/83 ANDERSONS CREEK ROAD DONCASTER EAST VIC 3109	\$810,000	10-Jun-23
1/103 KING STREET TEMPLESTOWE VIC 3106	\$850,000	12-Jan-24

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: 05 August 2024



**12/207 REYNOLDS ROAD
DONCASTER EAST VIC 3109**

3 1 2

Sold Price

\$791,000

Sold Date **09-Sep-23**

Distance

0.05km



**8/83 ANDERSONS CREEK ROAD
DONCASTER EAST VIC 3109**

3 1 2

Sold Price

\$810,000

Sold Date **10-Jun-23**

Distance

0.75km



**1/103 KING STREET
TEMPLESTOWE VIC 3106**

3 1 1

Sold Price

\$850,000

Sold Date **12-Jan-24**

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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