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

1/20 Catherine Avenue, Doncaster East Vic 3109

Indicative selling price

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

Single price | $1,138,000

Median sale price

Median price | $1,130,000   Property Type | Unit   Suburb | Doncaster East

Period - From | 01/01/2024   to   31/03/2024   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 2/82 King St DONCASTER EAST 3109	$1,215,000	27/01/2024
2 95 Bellevue Av DONCASTER EAST 3109	$1,040,000	13/04/2024
3 2/45 King St TEMPLESTOWE 3106	$1,001,000	01/03/2024

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: 27/04/2024 13:37

CONSUMER AFFAIRS VICTORIA

BARRYPLANT

Mark Di Giulio
9842 8888
0407 863 179
mdigiulio@barryplant.com.au

🛏 3   🛁 2   🚗 2

Property Type: Unit
Land Size: 271 sqm approx

Agent Comments

Indicative Selling Price
$1,138,000
Median Unit Price
March quarter 2024: $1,130,000

Comparable Properties

2/82 King St DONCASTER EAST 3109 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,215,000
Method: Auction Sale
Date: 27/01/2024
Property Type: House (Res)
Land Size: 288 sqm approx

Agent Comments

95 Bellevue Av DONCASTER EAST 3109 (REI)

🛏 3   🛁 2   🚗 1

Price: $1,040,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Unit

Agent Comments

2/45 King St TEMPLESTOWE 3106 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,001,000
Method: Private Sale
Date: 01/03/2024
Property Type: Unit
Land Size: 323 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888