

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

4/20 Renshaw Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$908,500 Property Type Unit Suburb Doncaster East

Period - From 01/10/2022 to 31/12/2022 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	7/74-76 George St DONCASTER EAST 3109	\$730,000	26/11/2022
2	3/56 Blackburn Rd DONCASTER EAST 3109	\$630,000	16/01/2023
3	1/21 Mitchell St DONCASTER EAST 3109	\$610,000	25/03/2023

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:

11/04/2023 10:39



 2  2  2

Property Type: Unit
Land Size: 244 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
December quarter 2022: \$908,500

Comparable Properties



7/74-76 George St DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  2

Price: \$730,000
Method: Auction Sale
Date: 26/11/2022
Property Type: Unit



3/56 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  2

Price: \$630,000
Method: Private Sale
Date: 16/01/2023
Property Type: Unit



1/21 Mitchell St DONCASTER EAST 3109 (REI) **Agent Comments**

 2  1  1

Price: \$610,000
Method: Auction Sale
Date: 25/03/2023
Property Type: Unit
Land Size: 114 sqm approx

Account - Barry Plant | P: 03 9842 8888