

Statement of Information

Multiple residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb or
locality and postcode

2, 3 & 5/1084 Doncaster 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)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2/1084 Doncaster Road, Doncaster East		Or range between	\$1,100,000	&	\$1,200,000
3/1084 Doncaster Road, Doncaster East		Or range between	\$1,100,000	&	\$1,200,000
5/1084 Doncaster Road, Doncaster East		Or range between	\$1,300,000	&	\$1,400,000
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$931,500

Suburb or locality Doncaster East

Period - From 01/07/2024

to 30/09/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2/1084 Doncaster Road, Doncaster East	10/66 George St DONCASTER EAST 3109	\$1,150,000	11/11/2024
	3/95 George St DONCASTER EAST 3109	\$1,150,000	04/11/2024
	1/88 Blackburn Rd DONCASTER EAST 3109	\$1,100,000	24/07/2024

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3/1084 Doncaster Road, Doncaster East	10/66 George St DONCASTER EAST 3109	\$1,150,000	11/11/2024
	3/95 George St DONCASTER EAST 3109	\$1,150,000	04/11/2024
	1/88 Blackburn Rd DONCASTER EAST 3109	\$1,100,000	24/07/2024

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
5/1084 Doncaster Road, Doncaster East	2/34 Beverley St DONCASTER EAST 3109	\$1,340,000	14/09/2024
	2/7 Avocet St DONCASTER EAST 3109	\$1,351,000	18/05/2024
	3/13 Dianne St DONCASTER EAST 3109	\$1,352,000	14/12/2024

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on:

20/12/2024 16:52
