### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address	1/146 Blackburn Road, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$680,000 &	\$720,000
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#### Median sale price

Median price	\$870,000	Pro	perty Type Ur	nit		Suburb	Doncaster East
Period - From	01/01/2020	to	31/12/2020	So	urce	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

		1 1100	Date of Sale
1	3/7 Elizabeth St DONCASTER EAST 3109	\$716,100	20/02/2021
2	6a Cherry Tree Ct DONCASTER EAST 3109	\$703,000	28/11/2020
3	2/79 Leeds St DONCASTER EAST 3109	\$690,000	14/12/2020

#### 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:	06/03/2021 10:31



Date of sale



Charles Shi 9908 5706 0423 633 253 charlesshi@jelliscraig.com.au

Indicative Selling Price \$680,000 - \$720,000 Median Unit Price Year ending December 2020: \$870,000





Property Type: Unit Land Size: 368 sqm approx Agent Comments

## Comparable Properties

3/7 Elizabeth St DONCASTER EAST 3109 (REI) Agent Comments

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Price: \$716,100 Method: Auction Sale Date: 20/02/2021 Property Type: Unit

Land Size: 220 sqm approx



6a Cherry Tree Ct DONCASTER EAST 3109

(REI/VG)

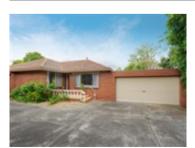
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Price: \$703,000

Method: Sold Before Auction

Date: 28/11/2020 Property Type: Unit

Land Size: 341 sqm approx



2/79 Leeds St DONCASTER EAST 3109

(REI/VG)

**1** 2 **1** 6

Price: \$690,000
Method: Private Sale
Date: 14/12/2020
Property Type: Unit

Land Size: 233 sqm approx

**Agent Comments** 

Agent Comments

**Account** - Jellis Craig | P: (03) 9908 5700



