

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

1/146 Blackburn Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$870,000 Property Type Unit Suburb Doncaster East

Period - From 01/01/2020 to 31/12/2020 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	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

1/146 Blackburn Road, Doncaster East Vic 3109



Charles Shi

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Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

Year ending December 2020: \$870,000



2 1 1

Property Type: Unit

Land Size: 368 sqm approx

Agent Comments

Comparable Properties

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

2 1 1

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)

Agent Comments

2 2 3

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)

Agent Comments

2 1 2

Price: \$690,000

Method: Private Sale

Date: 14/12/2020

Property Type: Unit

Land Size: 233 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.