

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

2/17 RICHARD STREET 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)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

3/2 ASCOT STREET DONCASTER EAST VIC 3109	\$1,105,000	05-Nov-22
1/27 PAULA CRESCENT DONCASTER EAST VIC 3109	\$1,250,000	11-Mar-23
2/36 BORONIA GROVE DONCASTER EAST VIC 3109	\$1,301,000	09-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 23 March 2023



3/2 ASCOT STREET DONCASTER EAST VIC 3109

4 3 2

Sold Price **\$1,105,000** Sold Date **05-Nov-22**

Distance **1.15km**



1/27 PAULA CRESCENT DONCASTER EAST VIC 3109

4 3 2

Sold Price ^{RS} **\$1,250,000** Sold Date **11-Mar-23**

Distance **0.44km**



2/36 BORONIA GROVE DONCASTER EAST VIC 3109

4 3 2

Sold Price ^{RS} **\$1,301,000** Sold Date **09-Dec-22**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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