

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 33 Roger Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,380,000 & \$1,500,000

Median sale price

Median price \$1,636,000 Property Type House Suburb Doncaster East

Period - From 01/07/2023 to 30/06/2024 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	62a Gedye St DONCASTER EAST 3109	\$1,380,000	13/07/2024
2	15 Jising Ct DONCASTER EAST 3109	\$1,475,000	01/06/2024
3	23a Pine Way DONCASTER EAST 3109	\$1,482,000	12/04/2024

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: 09/09/2024 17:15



4 2 2

Property Type: House (Res)

Land Size: 371 sqm approx

Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,500,000

Median House Price

Year ending June 2024: \$1,636,000

Comparable Properties



62a Gedye St DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,380,000

Method: Auction Sale

Date: 13/07/2024

Property Type: House (Res)

Land Size: 367 sqm approx



15 Jising Ct DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

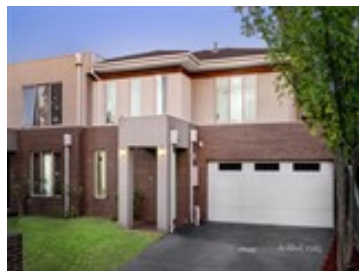
Price: \$1,475,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 401 sqm approx



23a Pine Way DONCASTER EAST 3109
(REI/VG)

Agent Comments

4 3 2

Price: \$1,482,000

Method: Sold Before Auction

Date: 12/04/2024

Property Type: House (Res)

Land Size: 303 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802