

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

1/34 St Clems,Road, Doncaster East

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$ 1,290,000

Median sale priceMedian price

\$1,522,000

Property type

House

Suburb

Doncaster East

Period - From

30/06/2021

to

30/09/2021

Source

REIV

Comparable property sales

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 3/5 Bowen Road, Doncaster East	\$ 1,375,000	11/12/2021
2 1/61 Maggs Street, Doncaster East	\$ 1,350,000	29/9/2021
3 4/58 St Clems Road, Doncaster East	\$ 1,075,000	22/9/2021

This Statement of Information was prepared on:

15/02/2022

Comparable properties



\$1,375,000

3/5 Bowen Road, Doncaster East, Victoria

DATE: 11/12/2021

PROPERTY TYPE: HOSUE

 4
  3
 2
 sqm



\$1,350,000

1/61 Maggs Street, Doncaster East, Victoria

DATE: 29/9/2021

PROPERTY TYPE: HOSUE

 4
 2
 1
 sqm



\$1,075,000

4/58 St Clems Road, Doncaster East, Victoria

DATE: 22/9/2021

PROPERTY TYPE: HOSUE

 3
 2
 2
 sqm x

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21 days on market



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