

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

101/177 Blackburn Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$695,000

 &

\$764,500

Median sale price*

Median price

\$870,000

 Property Type

Unit

 Suburb

Doncaster East

Period - From

02/09/2020

 to

02/03/2021

 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	1/2 Talford St DONCASTER EAST 3109	\$755,000	06/11/2020
2	5/30-34 Old Warrandyte Rd DONVALE 3111	\$720,000	31/12/2020
3	7/7-11 Darcy St DONCASTER 3108	\$700,000	18/09/2020

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:

02/03/2021 17:20



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$695,000 - \$764,500

Median Unit Price *

02/09/2020 - 02/03/2021: \$870,000

* Agent calculated median

Comparable Properties



1/2 Talford St DONCASTER EAST 3109
(REI/VG)

Agent Comments

3 1 2

Price: \$755,000

Method: Private Sale

Date: 06/11/2020

Property Type: Unit

Land Size: 302 sqm approx



5/30-34 Old Warrandyte Rd DONVALE 3111
(REI)

Agent Comments

3 1 2

Price: \$720,000

Method: Private Sale

Date: 31/12/2020

Property Type: Unit

Land Size: 224 sqm approx



7/7-11 Darcy St DONCASTER 3108 (REI/VG)

Agent Comments

3 1 1

Price: \$700,000

Method: Sold Before Auction

Date: 18/09/2020

Rooms: 4

Property Type: Unit

Land Size: 165 sqm approx