

## 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

1/36 ROSS STREET DONCASTER EAST VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 May 2021

to

30 Apr 2022

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

2/19 FRANKLIN ROAD DONCASTER EAST VIC 3109	\$1,140,000	26-Mar-22
2/4-6 BLAIR STREET DONCASTER VIC 3108	\$1,100,000	26-Mar-22
2/7 CAMPASPE STREET BOX HILL NORTH VIC 3129	\$1,100,000	08-Mar-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: 13 May 2022



**2/19 FRANKLIN ROAD  
DONCASTER EAST VIC 3109**

 3  2  2

Sold Price <sup>RS</sup> **\$1,140,000** Sold Date **26-Mar-22**

Distance **0.59km**



**2/4-6 BLAIR STREET DONCASTER  
VIC 3108**

 3  2  2

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **26-Mar-22**

Distance **1.3km**



**2/7 CAMPASPE STREET BOX HILL  
NORTH VIC 3129**

 3  2  2

Sold Price <sup>RS</sup> **\$1,100,000** <sup>UN</sup> Sold Date **08-Mar-22**

Distance **-**



**2/25 LEURA STREET DONCASTER  
EAST VIC 3109**

 3  2  2

Sold Price <sup>RS</sup> **\$1,125,000** Sold Date **05-Mar-22**

Distance **1.07km**



**2/61 FRANKLIN ROAD  
DONCASTER EAST VIC 3109**

 3  2  2

Sold Price **\$1,120,000** Sold Date **19-Feb-22**

Distance **0.98km**



**2/17 BANOOL QUADRANT  
DONCASTER EAST VIC 3109**

 3  2  1

Sold Price **\$1,080,000** Sold Date **26-Feb-22**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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