

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

Stunning brand new 3 bedrooms, 2.5 bathroom, double car garage in edsc school zone 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

\$1,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 Mar 2023

to

29 Feb 2024

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

3/76 FRANKLIN ROAD DONCASTER EAST VIC 3109	\$1,255,000	06-May-23
3/16 MORNA ROAD DONCASTER EAST VIC 3109	\$1,380,000	29-Apr-23
2/26 TALFORD STREET DONCASTER EAST VIC 3109	\$1,362,000	22-Apr-23

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: 12 March 2024



**3/76 FRANKLIN ROAD
DONCASTER EAST VIC 3109**

 3  2  2

Sold Price **\$1,255,000** Sold Date **06-May-23**

Distance **0.2km**



**3/16 MORNA ROAD DONCASTER
EAST VIC 3109**

 3  2  2

Sold Price **\$1,380,000** Sold Date **29-Apr-23**

Distance **0.27km**



**2/26 TALFORD STREET
DONCASTER EAST VIC 3109**

 3  2  2

Sold Price **\$1,362,000** Sold Date **22-Apr-23**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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