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

5/61-63 George Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ı \$850,000		&		\$910,000			
Median sale price								
Median price	\$976,000	Pro	operty Type	Unit			Suburb	Doncaster East
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/5 Blanche Ct DONCASTER EAST 3109	\$845,000	01/02/2025
2	1/8 Ireland Av DONCASTER EAST 3109	\$857,000	23/09/2024
3	1/5-9 Dehnert St DONCASTER EAST 3109	\$948,888	26/08/2024

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:

20/02/2025 11:05









Property Type: Unit Agent Comments

Indicative Selling Price \$850,000 - \$910,000 Median Unit Price December quarter 2024: \$976,000

Comparable Properties

1/5 Blanche Ct DONCASTER EAST 3109 (REI) 3 1 Price: \$845,000 Method: Auction Sale Date: 01/02/2025 Property Type: Unit	Agent Comments
1/8 Ireland Av DONCASTER EAST 3109 (REI/VG) 3 1 1 Price: \$857,000 Method: Private Sale Date: 23/09/2024 Property Type: Unit Land Size: 269 sqm approx	Agent Comments
1/5-9 Dehnert St DONCASTER EAST 3109 (REI) 3 1 2 Price: \$948,888 Method: Private Sale Date: 26/08/2024 Property Type: Unit	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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