# 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 2	279 Blackburn Road, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,480,000	&	\$1,550,000
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#### Median sale price

Median price	\$1,525,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/10/2024	to	31/12/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	1/13 Jilpanger Rd DONVALE 3111	\$1,372,000	07/12/2024
2	281 Blackburn Rd DONCASTER EAST 3109	\$1,418,000	26/11/2024
3	279a Blackburn Rd DONCASTER EAST 3109	\$1,720,000	21/09/2024

#### 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:	17/02/2025 11:38









Property Type: House (Res) **Agent Comments** 

**Indicative Selling Price** \$1,480,000 - \$1,550,000 **Median House Price** December guarter 2024: \$1,525,000

# Comparable Properties



1/13 Jilpanger Rd DONVALE 3111 (REI)

**Agent Comments** 

Price: \$1,372,000 Method: Auction Sale Date: 07/12/2024

Property Type: Townhouse (Res) Land Size: 278 sqm approx



281 Blackburn Rd DONCASTER EAST 3109 (REI)







**Agent Comments** 

Price: \$1,418,000 Method: Private Sale Date: 26/11/2024 Property Type: House Land Size: 336 sqm approx



279a Blackburn Rd DONCASTER EAST 3109 (REI/VG)





**Agent Comments** 

Price: \$1,720,000 Method: Auction Sale Date: 21/09/2024

Property Type: House (Res) Land Size: 327 sqm approx

Account - Barry Plant | P: 03 9842 8888





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