

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

2/38 Greendale Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price*

Median price \$1,270,000

Property Type House

Suburb Doncaster East

Period - From 11/09/2020

to

11/03/2021

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	8/42 Bowen Rd DONCASTER EAST 3109	\$1,150,000	07/11/2020
2	114 Springfield Rd BLACKBURN 3130	\$1,110,000	01/10/2020
3	1/6 Champion St DONCASTER EAST 3109	\$1,055,000	10/11/2020

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:

11/03/2021 16:46



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price *

11/09/2020 - 11/03/2021: \$1,270,000

* Agent calculated median

Comparable Properties



8/42 Bowen Rd DONCASTER EAST 3109
(REI/VG)

Agent Comments

4 2 2

Price: \$1,150,000

Method: Private Sale

Date: 07/11/2020

Property Type: Townhouse (Res)



114 Springfield Rd BLACKBURN 3130
(REI/VG)

Agent Comments

4 2 1

Price: \$1,110,000

Method: Private Sale

Date: 01/10/2020

Property Type: Townhouse (Res)

Land Size: 276 sqm approx



1/6 Champion St DONCASTER EAST 3109
(REI/VG)

Agent Comments

4 3 2

Price: \$1,055,000

Method: Sold Before Auction

Date: 10/11/2020

Property Type: Townhouse (Res)

Land Size: 217 sqm approx