

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 Roderick Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$947,500

Property Type Unit

Suburb Doncaster East

Period - From 01/01/2022

to

31/12/2022

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	3/38 Cassowary St DONCASTER EAST 3109	\$1,143,000	07/03/2023
2	2/69 Russell Cr DONCASTER EAST 3109	\$1,060,000	01/04/2023
3	4/4 Ascot St DONCASTER EAST 3109	\$1,050,000	26/03/2023

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:

11/04/2023 12:08



Property Type:

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

Year ending December 2022: \$947,500

Comparable Properties



3/38 Cassowary St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,143,000

Method: Private Sale

Date: 07/03/2023

Property Type: Townhouse (Res)

Land Size: 423 sqm approx



2/69 Russell Cr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,060,000

Method: Auction Sale

Date: 01/04/2023

Property Type: Townhouse (Res)

Land Size: 197 sqm approx



4/4 Ascot St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 26/03/2023

Property Type: Townhouse (Single)

Account - VICPROP