

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

14A Ascot Street, Doncaster East

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,650,000

Median sale price

Median price \$1,566,000

Property type Townhouse

Suburb Doncaster East

Period - From 1/1/2023

to

31/3/2023

Source REIV

Comparable property sales

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. 1/108 Berveley Street, Doncaster East	\$ 1,500,000	20/5/2023
2. 41 George Street, Doncaster East	\$ 1,560,000	13/5/2023
3. 2/17 Richard Street, Doncaster East	\$ 1,401,000	29/4/2023

This Statement of Information was prepared on: 1/06/2023

Comparable properties



\$ 1,500,000

1/108 Beverley Street, Doncaster East, Victoria

DATE: 20/5/2023

PROPERTY TYPE: TOWNHOUSE



sqm



\$ 1,560,000

41 George Street, Doncaster East, Victoria

DATE: 13/5/2023

PROPERTY TYPE: TOWNHOUSE



sqm



\$ 1,401,000

2/17 Richard Street, Doncaster East, Victoria

DATE: 29/4/2023

PROPERTY TYPE: TOWNHOUSE



sqm x

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Average of only
21 days on market



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