

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 2/35 Ross 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 \$1,265,000 Property Type Townhouse Suburb Doncaster East

Period - From 20/11/2023 to 19/11/2024 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.

	Address of comparable property	Price	Date of sale
1	5/6 Gilmore Rd DONCASTER 3108	\$1,088,000	25/10/2024
2	2/75 Church Rd DONCASTER 3108	\$1,030,000	07/09/2024
3	1/14 Amdura Rd DONCASTER EAST 3109	\$1,043,000	29/06/2024

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: 20/11/2024 12:07



3 2 2

Property Type: Townhouse

Land Size: 100 sqm approx

Agent Comments

Indicative Selling Price

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

Median Townhouse Price

20/11/2023 - 19/11/2024: \$1,265,000

Comparable Properties



5/6 Gilmore Rd DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,088,000

Method: Sold Before Auction

Date: 25/10/2024

Property Type: Townhouse (Res)



2/75 Church Rd DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$1,030,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Townhouse (Res)

Land Size: 207 sqm approx



1/14 Amdura Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,043,000

Method: Auction Sale

Date: 29/06/2024

Property Type: Townhouse (Res)

Land Size: 227 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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