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	2/35 Ross Street, 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 \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,265,000	Pro	perty Type T	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

Add	dress 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 comparableproperties 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



RT Edgar







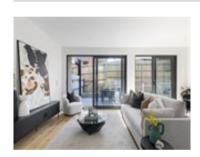


Property Type: Townhouse Land Size: 100 sqm approx

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)





Price: \$1,088,000

Method: Sold Before Auction

Date: 25/10/2024

Property Type: Townhouse (Res)

Agent Comments



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







Price: \$1,030,000 Method: Auction Sale Date: 07/09/2024

Property Type: Townhouse (Res) Land Size: 207 sqm approx

Agent Comments



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





Price: \$1,043,000 Method: Auction Sale Date: 29/06/2024

Property Type: Townhouse (Res) Land Size: 227 sqm approx

Agent Comments

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





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