

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

3/38 GREENDALE ROAD DONCASTER EAST VIC 3109

Indicative selling price

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

Single Price

or range
between

\$1,500,000

&

\$1,580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

1/23 BANOOL QUADRANT DONCASTER EAST VIC 3109	\$1,600,000	01-Apr-23
10 ROWALLAN COURT DONCASTER EAST VIC 3109	\$1,650,000	27-May-23
36 MEMBERS DRIVE DONCASTER VIC 3108	\$1,638,000	07-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 20 June 2023


**1/23 BANOOL QUADRANT
DONCASTER EAST VIC 3109**

 4
  3
  2

Sold Price **\$1,600,000** Sold Date **01-Apr-23**

Distance **1.58km**


**10 ROWALLAN COURT
DONCASTER EAST VIC 3109**

 4
  3
  2

Sold Price ^{RS} **\$1,650,000** Sold Date **27-May-23**

Distance **1.34km**


**36 MEMBERS DRIVE DONCASTER
VIC 3108**

 4
  3
  2

Sold Price **\$1,638,000** Sold Date **07-Dec-22**

Distance **4.96km**

RS = Recent sale

UN = Undisclosed Sale

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