

# 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

4/226 Blackburn Road, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$965,000 & \$1,060,000

### Median sale price

Median price \$897,500 Property Type Unit Suburb Doncaster East

Period - From 01/10/2019 to 30/09/2020 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	1/6 Champion St DONCASTER EAST 3109	\$1,055,000	10/11/2020
2			
3			

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: 25/11/2020 15:42



Property Type:

Agent Comments

Indicative Selling Price

\$965,000 - \$1,060,000

Median Unit Price

Year ending September 2020: \$897,500

## Comparable Properties



1/6 Champion St DONCASTER EAST 3109  
(REI)

Agent Comments



Price: \$1,055,000

Method: Sold Before Auction

Date: 10/11/2020

Property Type: Townhouse (Res)

Land Size: 217 sqm approx

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.