

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 45 Rosella Street, Doncaster East, VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Doncaster East (3109)

Period - From

17/10/2022

to

17/10/2023

Source

Realestate

Comparable property sales

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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
85 BLACKBURN ROAD, DONCASTER EAST VIC 3109	\$1,505,500	08/12/2023
21 Baratta Street Doncaster East	\$1,400,000	06/10/2023
12 Avocet Street Doncaster East	\$1,470,000	23/09/2023

This Statement of Information was prepared on: 17/10/2023