

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 12 Ireland Avenue, Doncaster East, VIC 3109

Indicative selling price

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

Price Range \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,500,000 Property Type Townhouse Suburb Doncaster East (3109)

Period - From 28/02/2021 to 28/02/2022 Source Real Estate

Comparable property sales

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
3/22 LEURA STREET, DONCASTER EAST VIC 3109	\$1,200,000	09/02/2022
2/4 VICKI COURT, DONCASTER EAST VIC 3109	\$1,250,000	13/12/2021
222 BLACKBURN ROAD, DONCASTER EAST VIC 3109	\$1,220,000	04/11/2021

This Statement of Information was prepared on: 07/03/2022