## 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	

#### Indicative selling price

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

Range between	\$1,550,000	&	\$1,600,000

#### Median sale price

Median price	\$1,600,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/07/2024	to	30/09/2024	9	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 1/13 Jilpanger Rd DONVALE 3111 \$1,372,000 07/12/2024

2	281 Blackburn Rd DONCASTER EAST 3109	\$1,418,000	26/11/2024
3	279a Blackburn Rd DONCASTER EAST 3109	\$1,720,000	21/09/2024

#### 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:	20/12/2024 13:06









Property Type: House (Res) **Agent Comments** 

**Indicative Selling Price** \$1,550,000 - \$1,600,000 **Median House Price** September quarter 2024: \$1,600,000

# Comparable Properties



1/13 Jilpanger Rd DONVALE 3111 (REI)

Price: \$1,372,000 Method: Auction Sale Date: 07/12/2024

Property Type: Townhouse (Res) Land Size: 278 sqm approx

**Agent Comments** 



281 Blackburn Rd DONCASTER EAST 3109 (REI)

**Agent Comments** 

Price: \$1,418,000 Method: Private Sale Date: 26/11/2024 Property Type: House Land Size: 336 sqm approx

279a Blackburn Rd DONCASTER EAST 3109 (REI)









Price: \$1,720,000 Method: Auction Sale Date: 21/09/2024

Property Type: House (Res) Land Size: 327 sqm approx **Agent Comments** 



Account - Barry Plant | P: 03 9842 8888





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