Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/1091 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$938,000	Pro	operty Type	Unit			Suburb	Doncaster East
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	9/1042 Doncaster Rd DONCASTER EAST 3109	\$490,000	13/08/2024
2	212/1042 Doncaster Rd DONCASTER EAST 3109	\$472,500	22/07/2024
3	5/8 George St DONCASTER EAST 3109	\$590,000	09/03/2024

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:

03/09/2024 13:22









Property Type: Apartment Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median Unit Price June quarter 2024: \$938,000

Comparable Properties

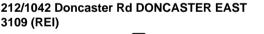




9/1042 Doncaster Rd DONCASTER EAST 3109 Agent Comments (REI)



Price: \$490,000 Method: Private Sale Date: 13/08/2024 Property Type: Apartment



Agent Comments

Agent Comments



Price: \$472,500 Method: Private Sale Date: 22/07/2024 Property Type: Apartment



5/8 George St DONCASTER EAST 3109 (REI/VG)



Price: \$590,000 Method: Private Sale Date: 09/03/2024 Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



propertydata

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