

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 3/12 Ascot Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,251,500 Property Type Townhouse Suburb Doncaster East

Period - From 20/01/2024 to 19/01/2025 Source Property Data

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	3/13 Dianne St DONCASTER EAST 3109	\$1,352,000	06/12/2024
2	2/41 Bowen Rd DONCASTER EAST 3109	\$1,370,000	12/10/2024
3	2/34 Beverley St DONCASTER EAST 3109	\$1,340,000	14/09/2024

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: 20/01/2025 11:21



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Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median Townhouse Price
20/01/2024 - 19/01/2025: \$1,251,500

Comparable Properties



3/13 Dianne St DONCASTER EAST 3109 (REI/VG)

Agent Comments

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Price: \$1,352,000

Method: Sold Before Auction

Date: 06/12/2024

Property Type: Townhouse (Res)

Land Size: 228 sqm approx



2/41 Bowen Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

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Price: \$1,370,000

Method: Auction Sale

Date: 12/10/2024

Property Type: Townhouse (Res)

Land Size: 336 sqm approx



2/34 Beverley St DONCASTER EAST 3109 (REI/VG)

Agent Comments

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Price: \$1,340,000

Method: Auction Sale

Date: 14/09/2024

Property Type: Townhouse (Res)

Land Size: 167 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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