

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

1/27 Churchill Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,215,000 Property Type Townhouse Suburb Doncaster East

Period - From 28/06/2021 to 27/06/2022 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	3/14 Churchill St DONCASTER EAST 3109	\$1,150,000	14/04/2022
2	1/50 St Clems Rd DONCASTER EAST 3109	\$1,122,888	24/03/2022
3	4/25 Cavalier St DONCASTER EAST 3109	\$1,000,000	06/06/2022

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:

28/06/2022 14:59

Todd Lucas
03 9842 8888
0401 941 210
tlucas@barryplant.com.au



 3  2  2

Property Type: Townhouse
Land Size: 491 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
28/06/2021 - 27/06/2022: \$1,215,000

Comparable Properties



3/14 Churchill St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,150,000
Method: Private Sale
Date: 14/04/2022
Property Type: Townhouse (Single)



1/50 St Clems Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,122,888
Method: Private Sale
Date: 24/03/2022
Property Type: Townhouse (Single)
Land Size: 304 sqm approx



4/25 Cavalier St DONCASTER EAST 3109 (REI) **Agent Comments**

 3  2  2

Price: \$1,000,000
Method: Private Sale
Date: 06/06/2022
Property Type: House (Res)