

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

212/1042 DONCASTER ROAD DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

8/1042 DONCASTER ROAD DONCASTER EAST VIC 3109	\$480,000	10-May-24
8/164 BLACKBURN ROAD DONCASTER EAST VIC 3109	\$485,000	28-Apr-24
10/164 BLACKBURN ROAD DONCASTER EAST VIC 3109	\$482,000	02-May-24

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 6 months.~~

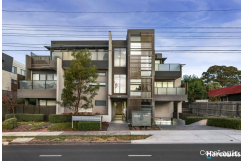
This Statement of Information was prepared on: 17 July 2024

Kristy Trisca

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E kristy.trisca@obrienrealestate.com.au**8/1042 DONCASTER ROAD
DONCASTER EAST VIC 3109**

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Sold Price **\$480,000** Sold Date **10-May-24**Distance **0km****8/164 BLACKBURN ROAD
DONCASTER EAST VIC 3109**

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Sold Price **\$485,000** Sold Date **28-Apr-24**Distance **0.22km****10/164 BLACKBURN ROAD
DONCASTER EAST VIC 3109**

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Sold Price **\$482,000** Sold Date **02-May-24**Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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