

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

1/1091 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

or range
between

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$757,750

Property type

Unit

Suburb

Doncaster East

Period-from

01 Apr 2020

to

31 Mar 2021

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

2/243 Blackburn Road Doncaster East VIC 3109	\$510,000	27-Aug-20
2/1137-1139 Doncaster Road Donvale VIC 3111	\$523,000	10-Oct-20
3/243 Blackburn Road Doncaster East VIC 3109	\$530,000	20-Nov-20

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.~~

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2/243 Blackburn Road Doncaster East VIC 3109

2 1 2

Sold Price

\$510,000

Sold Date **27-Aug-20**

Distance

1km



2/1137-1139 Doncaster Road Donvale VIC 3111

2 1 1

Sold Price

\$523,000

Sold Date **10-Oct-20**

Distance

0.39km



3/243 Blackburn Road Doncaster East VIC 3109

2 1 2

Sold Price

\$530,000

Sold Date **20-Nov-20**

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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