

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 62a Rosella Street, Doncaster East, VIC 3109

Indicative selling price

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

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

Median sale price

Median price \$1,251,500 Property Type House Suburb Doncaster East (3109)

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

Comparable property sales

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
2/17 MAUDE AVENUE, DONCASTER EAST VIC 3109	\$1,190,000	16/11/2024
1/48 DEVON DRIVE, DONCASTER EAST VIC 3109	\$1,150,000	09/11/2024
1/88 BLACKBURN ROAD, DONCASTER EAST VIC 3109	\$1,100,000	24/07/2024

This Statement of Information was prepared on: 20/01/2025