

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

76 Blackburn Road, 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

\$1,520,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2022

to

30/06/2022

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.

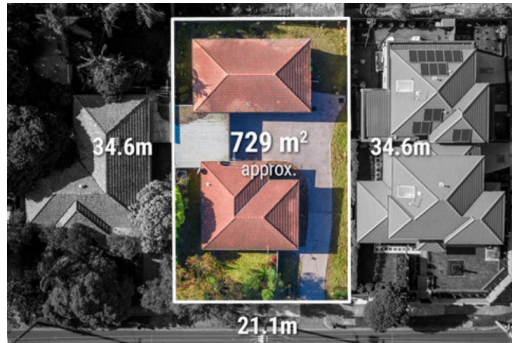
	Address of comparable property	Price	Date of sale
1	5 Monterey Cr DONVALE 3111	\$1,177,000	06/08/2022
2	6 Kendall St NUNAWADING 3131	\$1,142,000	02/04/2022
3	14 Iris Ct BLACKBURN NORTH 3130	\$1,120,000	11/06/2022

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:

11/08/2022 10:55



Property Type: Land

Land Size: 729 sqm approx

Agent Comments

Comparable Properties



5 Monterey Cr DONVALE 3111 (REI)

Agent Comments



Price: \$1,177,000

Method: Auction Sale

Date: 06/08/2022

Property Type: House (Res)

Land Size: 656 sqm approx



6 Kendall St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,142,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Land Size: 600 sqm approx



14 Iris Ct BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,120,000

Method: Sold Before Auction

Date: 11/06/2022

Property Type: House (Res)

Land Size: 601 sqm approx