Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/911 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$670,000		&		\$720,000				
Median sale p									
Median price	\$1,310,000	Pro	operty Type	Том	nhouse		Suburb	Doncaster East	
Period - From	04/09/2023	to	03/09/2024		Sc	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	20b Churchill St DONCASTER EAST 3109	\$860,000	19/08/2024
2	3/911 Doncaster Rd DONCASTER EAST 3109	\$700,000	26/03/2024
3	6/146 Beverley St DONCASTER EAST 3109	\$749,000	18/03/2024

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:

04/09/2024 13:53



6/911 Doncaster Road, Doncaster East Vic 3109

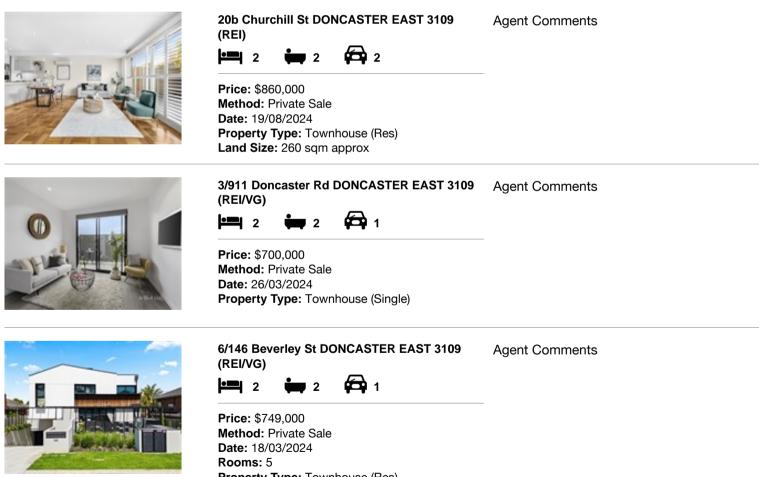






Property Type: Townhouse Agent Comments Indicative Selling Price \$670,000 - \$720,000 Median Townhouse Price 04/09/2023 - 03/09/2024: \$1,310,000

Comparable Properties



Rooms: 5 Property Type: Townhouse (Res) Land Size: 144.50 sqm approx

Account - Barry Plant | P: 03 9842 8888





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