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	

Indicative selling price

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

Single price \$666,600

Median sale price

Median price \$812,500	Pro	pperty Type Un	it		Suburb	Donvale
Period - From 16/11/2021	to	15/11/2022	So	urce	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

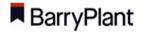
Add	dress of comparable property	Price	Date of sale
1	105/166 Blackburn Rd DONCASTER EAST 3109	\$570,000	04/11/2022
2	11/164 Blackburn Rd DONCASTER EAST 3109	\$617,500	13/10/2022
3	104/1058 Doncaster Rd DONCASTER EAST 3109	\$735,000	13/08/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/11/2022 15:13









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$666,600 **Median Unit Price** 16/11/2021 - 15/11/2022: \$812,500

Comparable Properties



105/166 Blackburn Rd DONCASTER EAST

3109 (REI)

-2





Price: \$570,000 Method: Private Sale Date: 04/11/2022

Property Type: Apartment

Agent Comments

11/164 Blackburn Rd DONCASTER EAST 3109 Agent Comments

(REI)

-2







Price: \$617,500 Method: Private Sale Date: 13/10/2022

Property Type: Apartment

104/1058 Doncaster Rd DONCASTER EAST

3109 (VG) **└──** 2





Price: \$735,000 Method: Sale Date: 13/08/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



