

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

10/243 Blackburn Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$470,000

&

\$517,000

Median sale price

Median price \$764,000

House

Unit

X

Suburb

Doncaster East

Period - From 01/04/2018

to

30/06/2018

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	9/243 Blackburn Rd DONCASTER EAST 3109	\$512,000	28/02/2018
2	22/243 Blackburn Rd DONCASTER EAST 3109	\$500,000	13/06/2018
3	102/1042 Doncaster Rd DONCASTER EAST 3109	\$495,000	02/07/2018

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.

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Indicative Selling Price

\$470,000 - \$517,000

Median Unit Price

June quarter 2018: \$764,000



 2  1  1

Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



9/243 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  2

Price: \$512,000

Method: Private Sale

Date: 28/02/2018

Rooms: 5

Property Type: Unit



22/243 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  1

Price: \$500,000

Method: Private Sale

Date: 13/06/2018

Rooms: -

Property Type: Apartment



102/1042 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  1

Price: \$495,000

Method: Private Sale

Date: 02/07/2018

Rooms: -

Property Type: Unit