

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 23 Romsey Rise, Doncaster East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,385,000

Median sale price

Median price \$1,600,000 Property type House Suburb Doncaster East

Period - From 1/7/2024 to 30/9/2024 Source REIV

Comparable property sales

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. 12 Murphy Road, Doncaster East | \$ 1,323,500 | 5/10/2024 |
| 2. 148 Church Road, Doncaster | \$ 1,405,000 | 10/8/2024 |
| 3. 30 Daly Street, Doncaster East | \$ 1,305,000 | 31/7/2024 |

This Statement of Information was prepared on: 18/10/2024

Comparable properties



\$ 1,323,000

12 Murphy Road, Doncaster East, Victoria

DATE: 5/10/2024

PROPERTY TYPE: HOUSE

 3  3
 2  668 sqm



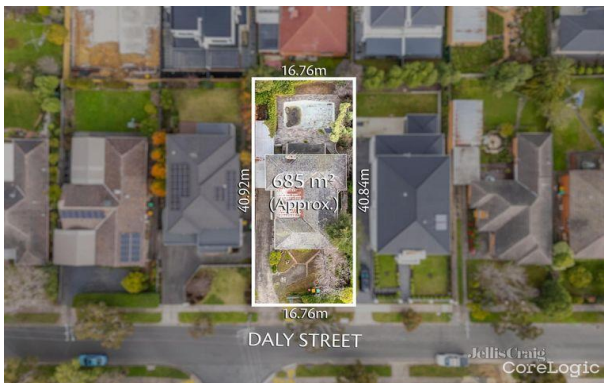
\$ 1,405,000

148 Church Road, Doncaster, Victoria

DATE: 10/8/2024

PROPERTY TYPE: HOUSE

 3  1
 2  722 sqm



\$ 1,305,000

30 Daly Street, Doncaster East, Victoria

DATE: 31/7/2024

PROPERTY TYPE: HOUSE

 3  3
 2  685 sqm x

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