

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

1/61-63 George Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$938,000

Property Type Unit

Suburb Doncaster East

Period - From 01/04/2024

to 30/06/2024

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	6/55 George St DONCASTER EAST 3109	\$860,000	19/02/2024
2	1/103 King St TEMPLESTOWE 3106	\$850,000	12/01/2024
3	1/61 Tunstall Rd DONVALE 3111	\$788,000	09/12/2023

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:

15/07/2024 14:37



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Property Type: Unit
Land Size: 221 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
June quarter 2024: \$938,000

Comparable Properties

6/55 George St DONCASTER EAST 3109 (VG) **Agent Comments**

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Price: \$860,000
Method: Sale
Date: 19/02/2024
Property Type: Flat/Unit/Apartment (Res)



1/103 King St TEMPLESTOWE 3106 (VG) **Agent Comments**

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Price: \$850,000
Method: Sale
Date: 12/01/2024
Property Type: Flat/Unit/Apartment (Res)



1/61 Tunstall Rd DONVALE 3111 (REI/VG) **Agent Comments**

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Price: \$788,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Unit