

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

6 Milan Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Doncaster East

Period - From 01/10/2021

to

30/09/2022

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	41 Canopus Dr DONCASTER EAST 3109	\$1,450,000	12/10/2022
2	46 Coolabah St DONCASTER 3108	\$1,450,000	03/06/2022
3	10 Gainsborough St DONCASTER EAST 3109	\$1,430,000	06/08/2022

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:

21/10/2022 10:41



3 1 2

Rooms: 4

Property Type: House (Res)

Land Size: 762 sqm approx

Agent Comments

Comparable Properties



41 Canopus Dr DONCASTER EAST 3109 (REI) Agent Comments

4 2 2

Price: \$1,450,000

Method: Private Sale

Date: 12/10/2022

Property Type: House

Land Size: 702 sqm approx



46 Coolabah St DONCASTER 3108 (VG) Agent Comments

3 - -

Price: \$1,450,000

Method: Sale

Date: 03/06/2022

Property Type: House (Res)

Land Size: 659 sqm approx

10 Gainsborough St DONCASTER EAST 3109 (REI) Agent Comments

3 1 2

Price: \$1,430,000

Method: Auction Sale

Date: 06/08/2022

Property Type: House (Res)

Land Size: 642 sqm approx