# 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

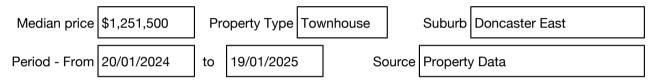
3/70 Russell Crescent, Doncaster East Vic 3109

## Indicative selling price

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Single price \$1,298,000

#### Median sale price



## 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	1/13 Jilpanger Rd DONVALE 3111	\$1,372,000	07/12/2024
2	3/12 Grevillea Rd DONCASTER EAST 3109	\$1,228,888	04/11/2024
3	27A Pine Way DONCASTER EAST 3109	\$1,480,000	01/11/2024

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:

20/01/2025 15:00









Property Type: Townhouse (Single) Land Size: 220 sqm approx Agent Comments

**Indicative Selling Price** \$1,298,000 **Median Townhouse Price** 20/01/2024 - 19/01/2025: \$1,251,500

Agent Comments

Agent Comments

Agent Comments

# **Comparable Properties**





Price: \$1,372,000 Method: Auction Sale Date: 07/12/2024 Property Type: Townhouse (Res)

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3/12 Grevillea Rd DONCASTER EAST 3109 (REI)

4 3 2

Price: \$1,228,888 Method: Sold Before Auction Date: 04/11/2024 Property Type: Townhouse (Res)



27A Pine Way DONCASTER EAST 3109 (REI)

2 4

Price: \$1,480,000 Method: Sold Before Auction Date: 01/11/2024 Property Type: Townhouse (Res)

#### Account - Barry Plant | P: 03 9842 8888



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