

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

2/34 Queens Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$1,077,500

Property Type Townhouse

Suburb Doncaster

Period - From 22/07/2021

to

21/07/2022

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	1/36 Ross St DONCASTER EAST 3109	\$1,190,000	04/06/2022
2	7/4 Vicki Ct DONCASTER EAST 3109	\$1,148,000	11/07/2022
3	2/19 Franklin Rd DONCASTER EAST 3109	\$1,140,000	24/03/2022

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:

22/07/2022 15:25



 3  2  2

Property Type: Townhouse

Land Size: 239 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,265,000

Median Townhouse Price

22/07/2021 - 21/07/2022: \$1,077,500

Comparable Properties



1/36 Ross St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,190,000

Method: Auction Sale

Date: 04/06/2022

Property Type: Townhouse (Single)



7/4 Vicki Ct DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,148,000

Method: Private Sale

Date: 11/07/2022

Property Type: Townhouse (Single)



2/19 Franklin Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,140,000

Method: Sold Before Auction

Date: 24/03/2022

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888