

# 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

14/1 Daws Road, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$695,000

&

\$760,000

### Median sale price

Median price

\$1,050,000

Property Type

Unit

Suburb

Doncaster East

Period - From

01/10/2021

to

31/12/2021

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 | 3/73-75 Franklin Rd DONCASTER EAST 3109 | \$762,000 | 30/10/2021   |
| 2 | 8/213 Blackburn Rd DONCASTER EAST 3109  | \$735,000 | 27/09/2021   |
| 3 | 2/33 Churchill St DONCASTER EAST 3109   | \$645,000 | 15/11/2021   |

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:

31/01/2022 14:31



**Rooms:** 3

**Property Type:** Unit

**Land Size:** 181 sqm approx

**Agent Comments**

## Comparable Properties



**3/73-75 Franklin Rd DONCASTER EAST 3109 (REI)**

**Agent Comments**



**Price:** \$762,000

**Method:** Auction Sale

**Date:** 30/10/2021

**Property Type:** Unit



**8/213 Blackburn Rd DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**



**Price:** \$735,000

**Method:** Sold Before Auction

**Date:** 27/09/2021

**Property Type:** Unit

**Land Size:** 173 sqm approx



**2/33 Churchill St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**



**Price:** \$645,000

**Method:** Private Sale

**Date:** 15/11/2021

**Property Type:** Unit