

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

7/148 Andersons Creek Road Doncaster East VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,750

Property type

Unit

Suburb

Doncaster East

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

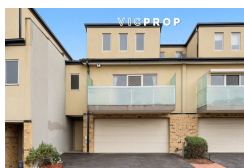
Date of sale

6/148 Andersons Creek Road Doncaster East VIC 3109	\$820,000	15-Jun-21
2/967 Doncaster Road Doncaster East VIC 3109	\$820,000	23-Jun-21
23/222 Williamsons Road Doncaster VIC 3108	\$880,000	04-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 11 December 2021



**6/148 Andersons Creek Road
Doncaster East VIC 3109**

3 2 2

Sold Price

\$820,000

Sold Date

15-Jun-21

Distance

0.01km



**2/967 Doncaster Road Doncaster
East VIC 3109**

3 2 2

Sold Price

Sold Date

23-Jun-21

Distance

3.11km



**23/222 Williamsons Road
Doncaster VIC 3108**

3 2 2

Sold Price

^{RS} **\$880,000**

Sold Date

04-Dec-21

Distance

3.81km

RS = Recent sale

UN = Undisclosed Sale

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