

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

1/227 Blackburn Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$895,000 Property Type Unit Suburb Doncaster East

Period - From 23/07/2019 to 22/07/2020 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	14/51-55 Leslie St DONVALE 3111	\$648,000	09/06/2020
2	13/51-55 Leslie St DONVALE 3111	\$640,000	14/12/2019
3	4/20 Wetherby Rd DONCASTER 3108	\$600,000	29/10/2019

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:

23/07/2020 20:04

1/227 Blackburn Road, Doncaster East Vic 3109



PhilipWebb

Harry Fares

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Indicative Selling Price

\$595,000 - \$650,000

Median Unit Price

23/07/2019 - 22/07/2020: \$895,000



Property Type: Flat

Land Size: 223.747 sqm approx

Agent Comments

This magnificently presented property is located in Dual primary School zones for Doncaster East High School and Donburn Primary School. It's also allocated across the road from Donburn Shopping centre with Bus transport available at your doorsteps... Its only 5-7 minutes drive from Westfield, the Pines Shopping Centre, Tunstall Square, Devon Plaza and Jackson Court... the Eastern freeway entrance is only a few minutes direct drive and offers 2 car parks and 2 spacious bedrooms with 2 balconies front and rear... all in a Gated and Secured Community... What an Investment!!

Comparable Properties



14/51-55 Leslie St DONVALE 3111 (REI)

Agent Comments



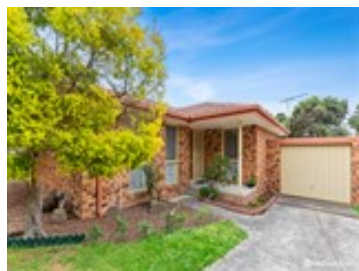
Price: \$648,000

Method: Sold Before Auction

Date: 09/06/2020

Rooms: 4

Property Type: Unit



13/51-55 Leslie St DONVALE 3111 (REI/VG)

Agent Comments



Price: \$640,000

Method: Sold Before Auction

Date: 14/12/2019

Rooms: 3

Property Type: Unit



4/20 Wetherby Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$600,000

Method: Sold Before Auction

Date: 29/10/2019

Rooms: 3

Property Type: Unit

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.