

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

5 FINCH STREET 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

\$1,700,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Doncaster East

Period-from

01 Jul 2023

to

30 Jun 2024

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

31 GEDYE STREET DONCASTER EAST VIC 3109

\$1,730,000

02-Mar-24

3 HARCOURT STREET BLACKBURN NORTH VIC 3130

\$1,760,000

25-Jan-24

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: 17 July 2024



**31 GEDYE STREET DONCASTER
EAST VIC 3109**

Sold Price ^{RS} **\$1,730,000** Sold Date **02-Mar-24**

 4  3  2

Distance **0.58km**



**3 HARCOURT STREET BLACKBURN
NORTH VIC 3130**

Sold Price ^{RS} **\$1,760,000** Sold Date **25-Jan-24**

 4  2  2

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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