

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

36 CHURCH ROAD DONCASTER VIC 3108

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

\$1,685,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,480,000

Property type

House

Suburb

Doncaster

Period-from

01 Nov 2023

to

31 Oct 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

34 COUNCIL STREET DONCASTER VIC 3108	\$1,702,000	02-Oct-24
20 CHAMPION STREET DONCASTER EAST VIC 3109	\$1,760,000	09-Nov-24
42 MORNA ROAD DONCASTER EAST VIC 3109	\$1,840,000	17-Aug-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.~~

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**34 COUNCIL STREET DONCASTER
VIC 3108**

4 2 -

Sold Price

^{RS} **\$1,702,000**

Sold Date

02-Oct-24

Distance

1.3km



**20 CHAMPION STREET
DONCASTER EAST VIC 3109**

4 1 4

Sold Price

^{RS} **\$1,760,000**

Sold Date

09-Nov-24

Distance

1.45km



**42 MORNA ROAD DONCASTER
EAST VIC 3109**

3 1 3

Sold Price

^{RS} **\$1,840,000**

Sold Date

17-Aug-24

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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