

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

2/873 DONCASTER 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

\$1,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Sep 2023

to

31 Aug 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

1/6 CHAMPION STREET DONCASTER EAST VIC 3109	\$1,380,000	03-Feb-24
1/3 LORD STREET DONCASTER EAST VIC 3109	\$1,205,000	13-Apr-24
43 THOMAS STREET DONCASTER EAST VIC 3109	\$1,497,000	28-Oct-23

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: 09 September 2024

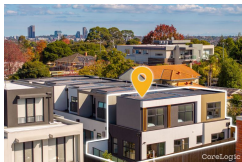


**1/6 CHAMPION STREET
DONCASTER EAST VIC 3109**

3 3 2

Sold Price **\$1,380,000** Sold Date **03-Feb-24**

Distance **0.33km**



**1/3 LORD STREET DONCASTER
EAST VIC 3109**

3 3 2

Sold Price **\$1,205,000** Sold Date **13-Apr-24**

Distance **0.35km**



**43 THOMAS STREET DONCASTER
EAST VIC 3109**

3 3 2

Sold Price **\$1,497,000** Sold Date **28-Oct-23**

Distance **2.03km**

RS = Recent sale

UN = Undisclosed Sale

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