

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

Address Available On Request (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

\$1,600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Doncaster East

Period-from

01 Aug 2020

to

31 Jul 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

12 Canara Street Doncaster East VIC 3109	\$1,669,600	14-Aug-21
38 Ireland Avenue Doncaster East VIC 3109	\$1,599,000	28-May-21
7 Leura Street Doncaster East VIC 3109	\$1,618,000	27-May-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: 20 August 2021



**12 Canara Street Doncaster East
VIC 3109**

 4  2  2

Sold Price ^{RS} **\$1,669,600** Sold Date **14-Aug-21**

Distance **0.31km**



**38 Ireland Avenue Doncaster East
VIC 3109**

 4  2  2

Sold Price ^{RS} **\$1,599,000** Sold Date **28-May-21**

Distance **0.34km**



**7 Leura Street Doncaster East VIC
3109**

 3  2  2

Sold Price ^{RS} **\$1,618,000** ^{UN} Sold Date **27-May-21**

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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