### 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              | 104/177 Blackburn Road, Doncaster East Vic 3109  |
|----------------------|--|
| Including suburb and | and the first terminal decreases a social property of the first terminal and the first term |
| postcode             |  |
| 40)                  |  |
|                      |  |

#### Indicative selling price

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

Single price \$595,000

#### Median sale price

| Median price  | \$995,000  | Pro | pperty Type Uni | t   | (    | Suburb | Doncaster East |
|---------------|------------|-----|-----------------|-----|------|--------|----------------|
| Period - From | 01/04/2021 | to  | 31/03/2022      | Sou | urce | 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                              | 125/3 Mitchell St DONCASTER EAST 3109   | \$610,000 | 07/04/2022   |
| 2                              | 2/881 Doncaster Rd DONCASTER EAST 3109  | \$600,000 | 27/04/2022   |
| 3                              | 25/881 Doncaster Rd DONCASTER EAST 3109 | \$560,100 | 05/02/2022   |

#### 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: | 24/06/2022 13:46 |
|--|------------------|
|--|------------------|







**Indicative Selling Price** \$595,000 **Median Unit Price** 

Year ending March 2022: \$995,000





Property Type: Apartment Agent Comments

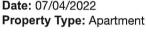
## Comparable Properties

125/3 Mitchell St DONCASTER EAST 3109

(REI/VG) 2

Price: \$610,000 Method: Private Sale Date: 07/04/2022

Agent Comments





(REI/VG)





Price: \$600,000 Method: Private Sale Date: 27/04/2022

Property Type: Apartment





25/881 Doncaster Rd DONCASTER EAST 3109 Agent Comments

(VG)

2



Price: \$560,100 Method: Sale Date: 05/02/2022

Property Type: Strata Unit/Flat

Account - IHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822



