

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

104/177 Blackburn Road, Doncaster East Vic 3109

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

Property Type Unit

Suburb Doncaster East

Period - From 01/04/2021

to 31/03/2022

Source 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



2 2 1

Property Type: Apartment

Agent Comments

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Indicative Selling Price

\$595,000

Median Unit Price

Year ending March 2022: \$995,000

Comparable Properties

125/3 Mitchell St DONCASTER EAST 3109
(REI/VG)

Agent Comments

2 2 2

Price: \$610,000

Method: Private Sale

Date: 07/04/2022

Property Type: Apartment



2/881 Doncaster Rd DONCASTER EAST 3109
(REI/VG)

Agent Comments

2 2 1

Price: \$600,000

Method: Private Sale

Date: 27/04/2022

Property Type: Apartment



25/881 Doncaster Rd DONCASTER EAST 3109
(VG)

Agent Comments

2 - -

Price: \$560,100

Method: Sale

Date: 05/02/2022

Property Type: Strata Unit/Flat