

# 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

1/11 Meryl Street, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,380,000

### Median sale price

Median price \$1,130,000 Property Type Unit Suburb Doncaster East

Period - From 01/01/2024 to 31/03/2024 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	9a Boronia Gr DONCASTER EAST 3109	\$1,370,000	07/02/2024
2	7a Calvin Cr DONCASTER EAST 3109	\$1,312,000	01/02/2024
3	3/40 Cassowary St DONCASTER EAST 3109	\$1,305,000	18/11/2023

**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: 08/05/2024 16:48



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**Property Type:** Unit  
**Land Size:** 363 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,380,000  
**Median Unit Price**  
March quarter 2024: \$1,130,000

## Comparable Properties



**9a Boronia Gr DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$1,370,000  
**Method:** Private Sale  
**Date:** 07/02/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 414 sqm approx



**7a Calvin Cr DONCASTER EAST 3109 (REI/VG)** **Agent Comments**

 3    2    2

**Price:** \$1,312,000  
**Method:** Sold Before Auction  
**Date:** 01/02/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 361 sqm approx

**3/40 Cassowary St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 3    3    2

**Price:** \$1,305,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** Townhouse (Res)

**Account - Barry Plant | P: 03 9842 8888**