

# 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

1/12 Churchill 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,280,000 Property Type Townhouse Suburb Doncaster East

Period - From 13/09/2022 to 12/09/2023 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	1/926 Doncaster Rd DONCASTER EAST 3109	\$1,196,888	23/07/2023
2	1/1099 Doncaster Rd DONCASTER EAST 3109	\$1,100,000	26/06/2023
3	4/1053 Doncaster Rd DONCASTER EAST 3109	\$990,000	05/08/2023

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: 13/09/2023 12:21



3   2   2

**Property Type:** Townhouse  
**Land Size:** 229 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median Townhouse Price**  
13/09/2022 - 12/09/2023: \$1,280,000

## Comparable Properties



**1/926 Doncaster Rd DONCASTER EAST 3109**   **Agent Comments**  
(REI)

3   2   2

**Price:** \$1,196,888  
**Method:** Private Sale  
**Date:** 23/07/2023  
**Property Type:** Townhouse (Res)



**1/1099 Doncaster Rd DONCASTER EAST 3109**   **Agent Comments**  
(REI/VG)

3   2   2

**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 26/06/2023  
**Property Type:** Townhouse (Res)



**4/1053 Doncaster Rd DONCASTER EAST 3109**   **Agent Comments**  
(REI)

3   2   2

**Price:** \$990,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 207 sqm approx

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