

# 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

1/20 Catherine Avenue, 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 & \$1,210,000

### Median sale price

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

Period - From 01/10/2023 to 31/12/2023 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	45a Andersons Creek Rd DONCASTER EAST 3109	\$1,342,000	14/10/2023
2	2/82 King St DONCASTER EAST 3109	\$1,215,000	27/01/2024
3	5 Minaki Av DONCASTER EAST 3109	\$1,000,000	14/10/2023

**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:

25/03/2024 17:27



**Rooms:** 6  
**Property Type:** Flat  
**Land Size:** 272.75 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,210,000  
**Median Unit Price**  
 December quarter 2023: \$1,000,000

## Comparable Properties



**45a Andersons Creek Rd DONCASTER EAST 3109 (REI)** [Agent Comments](#)



**Price:** \$1,342,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** Unit  
**Land Size:** 469 sqm approx



**2/82 King St DONCASTER EAST 3109 (REI)** [Agent Comments](#)



**Price:** \$1,215,000  
**Method:** Auction Sale  
**Date:** 27/01/2024  
**Property Type:** House (Res)  
**Land Size:** 288 sqm approx



**5 Minaki Av DONCASTER EAST 3109 (REI)** [Agent Comments](#)



**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** Unit  
**Land Size:** 428 sqm approx