

# 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 Elizabeth 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 \$1,280,000 & \$1,380,000

### Median sale price

Median price \$1,620,000 Property Type House 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	23a Pine Way DONCASTER EAST 3109	\$1,482,000	12/04/2024
2	2/7 Avocet St DONCASTER EAST 3109	\$1,351,000	18/05/2024
3	3/19 Ascot St DONCASTER EAST 3109	\$1,300,000	10/02/2024

**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:

25/06/2024 16:11



 4  2  2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**23a Pine Way DONCASTER EAST 3109 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,482,000

**Method:** Sold Before Auction

**Date:** 12/04/2024

**Property Type:** House (Res)

**Land Size:** 303 sqm approx



**2/7 Avocet St DONCASTER EAST 3109 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,351,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** Townhouse (Res)



**3/19 Ascot St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** Townhouse (Res)