## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

Elizabeth Street, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,280,000	&	\$1,380,000
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#### Median sale price

Median price	\$1,620,000	Pro	perty 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

Add	dress 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 comparableproperties 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





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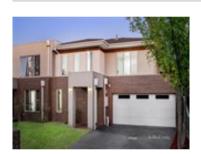
**Indicative Selling Price** \$1,280,000 - \$1,380,000 **Median House Price** March quarter 2024: \$1,620,000





Property Type: Townhouse **Agent Comments** 

# Comparable Properties



23a Pine Way DONCASTER EAST 3109 (REI)

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)



Price: \$1,351,000 Method: Auction Sale Date: 18/05/2024

Property Type: Townhouse (Res)

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

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Price: \$1,300,000 Method: Auction Sale Date: 10/02/2024

Property Type: Townhouse (Res)

Agent Comments

**Agent Comments** 

Agent Comments

Account - Jellis Craig | P: 03 8841 4888



