

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

1/32 BLACKBURN ROAD DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,535,000

Property type

Other

Suburb

Doncaster East

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

1/12 DIANNE STREET DONCASTER EAST VIC 3109	\$1,176,000	18-Jul-23
3/38 CASSOWARY STREET DONCASTER EAST VIC 3109	\$1,143,000	22-Feb-23
1/27 PAULA CRESCENT DONCASTER EAST VIC 3109	\$1,250,000	11-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 31 July 2023

**1/12 DIANNE STREET DONCASTER EAST VIC 3109**

3 2 1

Sold Price

^{RS} **\$1,176,000**

Sold Date

18-Jul-23

Distance

0.51km**3/38 CASSOWARY STREET DONCASTER EAST VIC 3109**

3 2 2

Sold Price

\$1,143,000

Sold Date

22-Feb-23

Distance

0.61km**1/27 PAULA CRESCENT DONCASTER EAST VIC 3109**

4 3 2

Sold Price

\$1,250,000

Sold Date

11-Mar-23

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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