

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

1/42 Russell Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$979,500 Property Type Unit Suburb Doncaster East

Period - From 01/04/2023 to 30/06/2023 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	1/1099 Doncaster Rd DONCASTER EAST 3109	\$1,100,000	26/06/2023
2	2/69 Russell Cr DONCASTER EAST 3109	\$1,060,000	01/04/2023
3	3/69 Russell Cr DONCASTER EAST 3109	\$975,000	09/09/2023

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:

28/09/2023 15:34

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 3  2  2

Property Type: Townhouse
Land Size: 245 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
June quarter 2023: \$979,500

Comparable Properties



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)



2/69 Russell Cr DONCASTER EAST 3109 Agent Comments
(REI/VG)

 4  2  1

Price: \$1,060,000
Method: Auction Sale
Date: 01/04/2023
Property Type: Townhouse (Res)
Land Size: 197 sqm approx



3/69 Russell Cr DONCASTER EAST 3109 (REI) Agent Comments

 2  1  1

Price: \$975,000
Method: Auction Sale
Date: 09/09/2023
Property Type: Unit
Land Size: 288 sqm approx

Account - Barry Plant | P: 03 9842 8888