

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

1/6 Amelia Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between \$720,000 & \$790,000

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	24a Maxia Rd DONCASTER EAST 3109	\$780,000	22/04/2023
2	2/125 Tunstall Rd DONVALE 3111	\$745,000	15/04/2023
3	6/7-9 Mitcham Rd DONVALE 3111	\$728,000	29/04/2023

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:

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Property Type: Unit
Land Size: 289 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median Unit Price
June quarter 2023: \$979,500

Comparable Properties



24a Maxia Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$780,000
Method: Auction Sale
Date: 22/04/2023
Property Type: Unit
Land Size: 385 sqm approx



2/125 Tunstall Rd DONVALE 3111 (REI/VG)

Agent Comments



Price: \$745,000
Method: Auction Sale
Date: 15/04/2023
Property Type: Unit
Land Size: 200 sqm approx



6/7-9 Mitcham Rd DONVALE 3111 (REI)

Agent Comments



Price: \$728,000
Method: Auction Sale
Date: 29/04/2023
Property Type: Unit
Land Size: 217 sqm approx

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