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

1/8 Amdura Road, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$895,250	Pro	operty Type	Unit			Suburb	Doncaster East
Period - From	09/11/2022	to	08/11/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/6 Amelia Cr DONCASTER EAST 3109	\$880,000	02/09/2023
2	1/73 Beverley St DONCASTER EAST 3109	\$755,000	06/10/2023
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:

09/11/2023 15:18



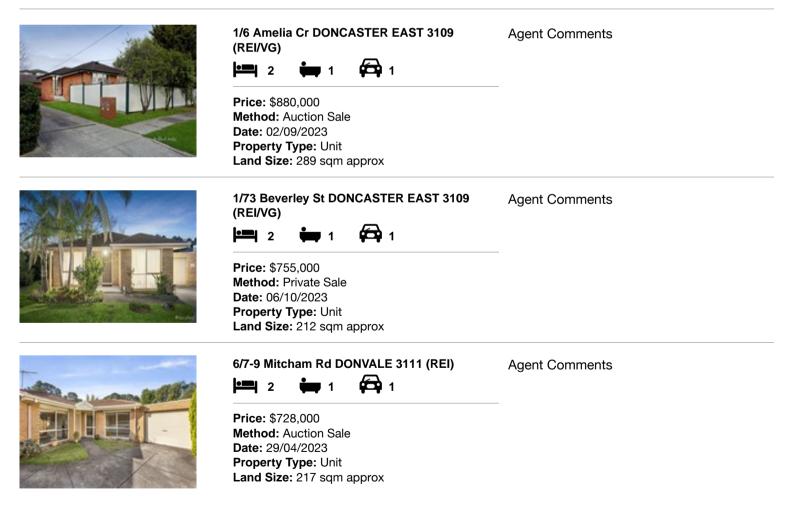






Property Type: Unit Land Size: 162 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Unit Price 09/11/2022 - 08/11/2023: \$895,250

Comparable Properties



Account - Barry Plant | P: 03 9842 8888





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