

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$895,250 Property Type Unit Suburb Doncaster East

Period - From 09/11/2022 to 08/11/2023 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	1/6 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



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**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



**1/6 Amelia Cr DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

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**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** Unit  
**Land Size:** 289 sqm approx



**1/73 Beverley St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

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**Price:** \$755,000  
**Method:** Private Sale  
**Date:** 06/10/2023  
**Property Type:** Unit  
**Land Size:** 212 sqm approx



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

**Agent Comments**

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

**Account - Barry Plant | P: 03 9842 8888**