

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 Acacia Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,450,000 & \$1,590,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 02/02/2023 to 01/02/2024 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	29 Church Rd DONCASTER 3108	\$1,588,888	24/12/2023
2	4 Roderick St DONCASTER EAST 3109	\$1,525,000	11/12/2023
3	183 Church Rd DONCASTER 3108	\$1,495,000	22/11/2023

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.~~

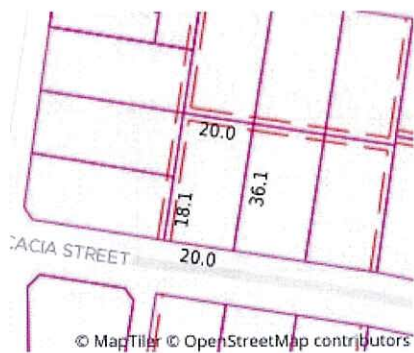
This Statement of Information was prepared on: 02/02/2024 13:00

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Indicative Selling Price
\$1,450,000 - \$1,590,000

Median House Price
02/02/2023 - 01/02/2024: \$1,650,000



4 2 2

Property Type: Home
Land Size: 721 sqm approx
Agent Comments

Comparable Properties



29 Church Rd DONCASTER 3108 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,588,888
Method: Private Sale
Date: 24/12/2023
Property Type: House
Land Size: 736 sqm approx



4 Roderick St DONCASTER EAST 3109 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,525,000
Method: Private Sale
Date: 11/12/2023
Property Type: House (Res)
Land Size: 744 sqm approx



183 Church Rd DONCASTER 3108 (REI)

[Agent Comments](#)

4 2 4

Price: \$1,495,000
Method: Private Sale
Date: 22/11/2023
Property Type: House
Land Size: 666 sqm approx