Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	ale
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Address	11/243 Blackburn Road, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$979,500	Pro	perty Type Un	it		Suburb	Doncaster East
Period - From	01/04/2023	to	30/06/2023	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	17/243 Blackburn Rd DONCASTER EAST 3109	\$550,000	03/05/2023
2	24/243 Blackburn Rd DONCASTER EAST 3109	\$485,000	16/06/2023
3			

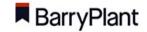
OR

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:	05/09/2023 09:41



Date of sale



Mark Di Giulio

Indicative Selling Price \$460,000 - \$490,000 **Median Unit Price** June quarter 2023: \$979,500

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Land Size: N/A sqm approx

Agent Comments

Comparable Properties



17/243 Blackburn Rd DONCASTER EAST 3109 Agent Comments (REI/VG)

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Price: \$550,000 Method: Private Sale Date: 03/05/2023 Property Type: Unit



24/243 Blackburn Rd DONCASTER EAST 3109 Agent Comments

(REI/VG)



Price: \$485,000 Method: Private Sale Date: 16/06/2023

Property Type: Apartment

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.

Account - Barry Plant | P: 03 9842 8888



