

# 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

12/508 Blackburn 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

\$900,000

&

\$990,000

### Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2023

to

31/03/2024

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	1/137 Blackburn Rd DONCASTER EAST 3109	\$930,000	19/01/2024
2			
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:

03/06/2024 09:49

12/508 Blackburn Road, Doncaster East Vic 3109

**Jellis  
Craig**

Sam Babalis

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**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

Year ending March 2024: \$1,650,000



 3    2    1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1/137 Blackburn Rd DONCASTER EAST 3109**  
(REI/VG)

Agent Comments

 3    3    2

**Price:** \$930,000

**Method:** Private Sale

**Date:** 19/01/2024

**Property Type:** Townhouse (Single)

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 - Jellis Craig | P: 03 8841 4888



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