

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 14 Ireland Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,800,000 & \$1,880,000

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	31a Gedye St DONCASTER EAST 3109	\$1,730,000	26/02/2024
2	43a McKenzie St DONCASTER EAST 3109	\$1,761,000	09/03/2024
3	20a Leeds St DONCASTER EAST 3109	\$1,920,000	28/06/2024

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: 08/07/2024 12:03



4 3 2

Property Type: Townhouse (Res)

Land Size: 393 sqm approx

Agent Comments

Comparable Properties



31a Gedye St DONCASTER EAST 3109
(REI/VG)

Agent Comments

4 3 2

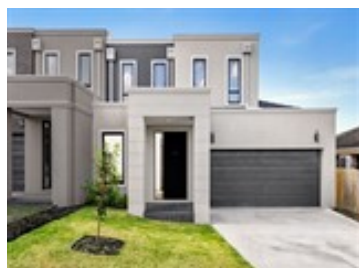
Price: \$1,730,000

Method: Private Sale

Date: 26/02/2024

Property Type: Townhouse (Res)

Land Size: 358 sqm approx



43a McKenzie St DONCASTER EAST 3109
(REI/VG)

Agent Comments

4 3 2

Price: \$1,761,000

Method: Auction Sale

Date: 09/03/2024

Property Type: Townhouse (Res)

Land Size: 319 sqm approx



20a Leeds St DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,920,000

Method: Private Sale

Date: 28/06/2024

Property Type: House (Res)

Land Size: 362 sqm approx