### 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	

#### Indicative selling price

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

Range between \$840,000	&	\$920,000
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#### Median sale price

Median price	\$1,130,000	Pro	perty Type Ur	it		Suburb	Doncaster East
Period - From	01/01/2024	to	31/03/2024	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1/26 Kiewa St DONCASTER 3108	\$890,000	24/04/2024
2	9/30 Thomas St DONCASTER EAST 3109	\$845,000	11/04/2024
3	8/25 Franklin Rd DONCASTER EAST 3109	\$720,000	02/12/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/05/2024 09:21









Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$840,000 - \$920,000 **Median Unit Price** March quarter 2024: \$1,130,000

# Comparable Properties

1/26 Kiewa St DONCASTER 3108 (REI)

**Agent Comments** 

Price: \$890,000 Method:

Date: 24/04/2024 Property Type: Unit



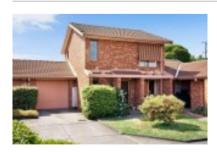
9/30 Thomas St DONCASTER EAST 3109 (REI) Agent Comments







Price: \$845,000 Method: Private Sale Date: 11/04/2024 Property Type: Unit Land Size: 292 sqm approx



8/25 Franklin Rd DONCASTER EAST 3109 (VG) Agent Comments





Price: \$720.000 Method: Sale Date: 02/12/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888



