

# 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

18 Churchill Street, Doncaster East Vic 3109
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$850,000
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 & 

\$935,000
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### Median sale price

Median price 

\$974,000
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 Property Type 

Unit
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 Suburb 

Doncaster East
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Period - From 

01/10/2022
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 to 

30/09/2023
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 Source 

REIV
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### 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	3/24 Greendale Rd DONCASTER EAST 3109	\$984,000	06/05/2023
2	18a Churchill St DONCASTER EAST 3109	\$920,000	15/06/2023
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: 

16/10/2023 16:26
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**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**3/24 Greendale Rd DONCASTER EAST 3109  
(REI/VG)**

Agent Comments



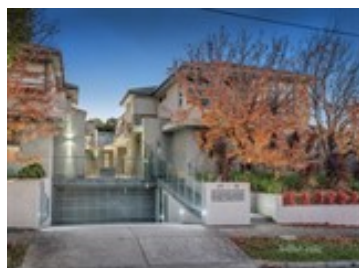
**Price:** \$984,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** Townhouse (Res)

**Land Size:** 178 sqm approx



**18a Churchill St DONCASTER EAST 3109  
(REI/VG)**

Agent Comments



**Price:** \$920,000

**Method:** Sold Before Auction

**Date:** 15/06/2023

**Property Type:** Townhouse (Res)

**Land Size:** 264 sqm approx

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.