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	19b Champion Street, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,500,000	&	\$1,650,000
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Median sale price

Median price	\$1,650,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/01/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	36 Baird St.S DONCASTER 3108	\$1,580,000	23/09/2023
2	4 Centaur Gr DONCASTER EAST 3109	\$1,560,000	11/11/2023
3	279 Church Rd TEMPLESTOWE 3106	\$1,500,000	19/12/2023

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:	21/02/2024 13:46





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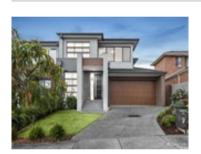
Indicative Selling Price \$1,500,000 - \$1,650,000 **Median House Price** Year ending December 2023: \$1,650,000





Property Type: Townhouse **Agent Comments**

Comparable Properties



36 Baird St.S DONCASTER 3108 (REI)

Price: \$1,580,000 Method: Auction Sale Date: 23/09/2023

Property Type: House (Res) Land Size: 380 sqm approx

Agent Comments



4 Centaur Gr DONCASTER EAST 3109

(REI/VG)

Price: \$1,560,000 Method: Auction Sale Date: 11/11/2023 Property Type: House Land Size: 336 sqm approx Agent Comments



279 Church Rd TEMPLESTOWE 3106 (REI)

Price: \$1,500,000

Method: Expression of Interest

Date: 19/12/2023

Property Type: Townhouse (Res) Land Size: 353 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



