

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

19b Champion Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,650,000 Property 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	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 comparable properties 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



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending December 2023: \$1,650,000

Comparable Properties



36 Baird St.S DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,580,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 380 sqm approx



4 Centaur Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 4 2

Price: \$1,560,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House

Land Size: 336 sqm approx



279 Church Rd TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,500,000

Method: Expression of Interest

Date: 19/12/2023

Property Type: Townhouse (Res)

Land Size: 353 sqm approx