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

2/1050 DONCASTER ROAD DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or rang betwee		\$895,000	&	\$980,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$922,500	Prop	erty type	Unit		Suburb	Doncaster East
Period-from	01 Mar 2023	to	29 Feb 2	024	Source		Corelogic

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 6 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
1/65 OLD WARRANDYTE ROAD DONVALE VIC 3111	\$1,058,000	18-Nov-22
3/117 MITCHAM ROAD DONVALE VIC 3111	\$860,000	16-Oct-22
2/46 VICTORIA STREET DONCASTER VIC 3108	\$950,000	17-Dec-22

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 6 months.

This Statement of Information was prepared on: 20 March 2024



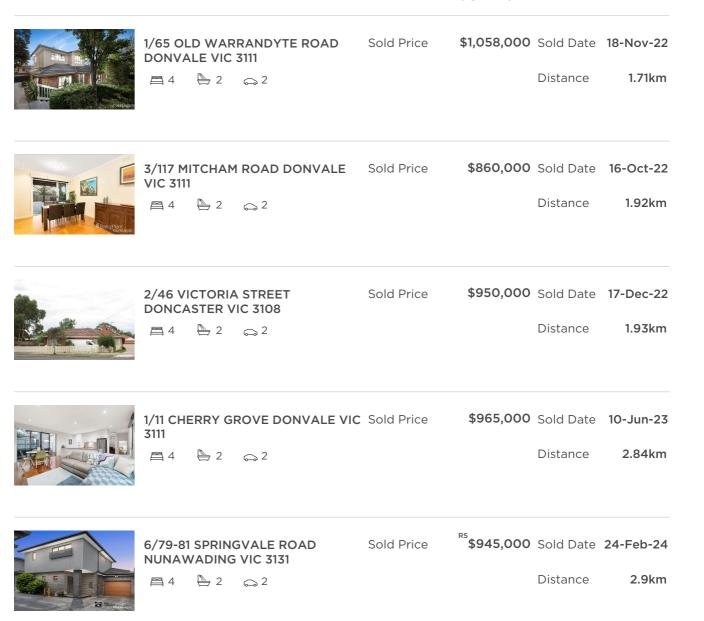
consumer.vic.gov.au

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RS = Recent sale UN = Undisclosed Sale

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