

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

2/23 CHURCHILL STREET 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 range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Sep 2022

to

31 Aug 2023

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

4/121 BEVERLEY STREET DONCASTER EAST VIC 3109	\$1,311,500	17-Jun-23
2/6 IRELAND AVENUE DONCASTER EAST VIC 3109	\$1,388,000	03-Aug-23
19 CHAMPION STREET DONCASTER EAST VIC 3109	\$1,380,000	24-Jul-23

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: 26 September 2023



**4/121 BEVERLEY STREET
DONCASTER EAST VIC 3109**

4 2 2

Sold Price ^{RS} **\$1,311,500** ^{UN} Sold Date **17-Jun-23**

Distance **0.81km**



**2/6 IRELAND AVENUE
DONCASTER EAST VIC 3109**

4 2 2

Sold Price ^{RS} **\$1,388,000** Sold Date **03-Aug-23**

Distance **0.81km**



**19 CHAMPION STREET
DONCASTER EAST VIC 3109**

4 3 2

Sold Price ^{RS} **\$1,380,000** ^{UN} Sold Date **24-Jul-23**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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