

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 2/31 Ross Street, Doncaster East, VIC 3109

Indicative selling price

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

Price Range

\$900,000

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\$990,000

Median sale price

Median price

\$1,090,000

Property Type

Townhouse

Suburb

Doncaster East (3106)

Period - From

01/02/2023

to

31/01/2024

Source

Realestate

Comparable property sales

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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
3/51 WALKER STREET, DONCASTER VIC 3108	\$980,000	25/11/2023
1/46 FRANKLIN ROAD, DONCASTER EAST VIC 3109	\$975,000	17/02/2024
1/137 BLACKBURN ROAD, DONCASTER EAST VIC 3109	\$930,000	19/01/2024

This Statement of Information was prepared on: 19/02/2024