

# 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 2/41 St Clems Road, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,060,000

### Median sale price

Median price \$1,000,888 Property Type Unit Suburb Doncaster East

Period - From 01/04/2023 to 31/03/2024 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	1/29-31 Thea Gr DONCASTER EAST 3109	\$1,150,000	28/10/2023
2	2/5 Vicki Ct DONCASTER EAST 3109	\$1,066,000	18/11/2023
3			

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: 18/04/2024 09:24

2/41 St Clems Road, Doncaster East Vic 3109

**Jellis  
Craig**

Nicole Qiu

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**Indicative Selling Price**

\$980,000 - \$1,060,000

**Median Unit Price**

Year ending March 2024: \$1,000,888



 4  2  2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



1/29-31 Thea Gr DONCASTER EAST 3109 (REI) Agent Comments

 3  2  2

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** Townhouse (Res)



2/5 Vicki Ct DONCASTER EAST 3109 (REI/VG) Agent Comments

 3  2  2

**Price:** \$1,066,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Townhouse (Res)

**Land Size:** 168 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888



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