### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sa	е
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posicode	Address Including suburb and postcode	
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#### Indicative selling price

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

#### Median sale price

Median price	\$1,000,888	Pro	perty Type Ur	iit		Suburb	Doncaster East
Period - From	01/04/2023	to	31/03/2024	Sc	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

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
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Date of sale



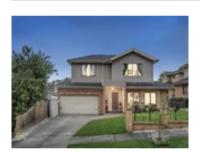
Nicole Qiu 8841 4888 0422 419 357 nicolegiu@jelliscraig.com.au

Indicative Selling Price \$980,000 - \$1,060,000 Median Unit Price Year ending March 2024: \$1,000,888



Property Type: Townhouse
Agent Comments

# Comparable Properties

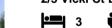


1/29-31 Thea Gr DONCASTER EAST 3109 (REI) Agent Comments

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**Price:** \$1,150,000 **Method:** Auction Sale **Date:** 28/10/2023

Property Type: Townhouse (Res)



VICKI CI DONCASTER EAST 5109 (REI/V

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



**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



