

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 2/45 Greendale Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,575,500 Property Type House Suburb Doncaster East

Period - From 01/07/2022 to 30/06/2023 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	11 Amdura Rd DONCASTER EAST 3109	\$1,216,000	15/07/2023
2	2/3 Pine Ridg DONVALE 3111	\$1,185,000	17/06/2023
3	1/12 Dianne St DONCASTER EAST 3109	\$1,176,000	18/07/2023

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: 07/08/2023 15:10



Property Type: Unit

Agent Comments

Comparable Properties



11 Amdura Rd DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,216,000

Method: Auction Sale

Date: 15/07/2023

Property Type: House (Res)

Land Size: 367 sqm approx



2/3 Pine Ridg DONVALE 3111 (REI) Agent Comments



Price: \$1,185,000

Method: Auction Sale

Date: 17/06/2023

Property Type: Unit



1/12 Dianne St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,176,000

Method: Private Sale

Date: 18/07/2023

Property Type: Unit

Land Size: 308 sqm approx