

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

2/56 Blackburn Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$610,000 & \$650,000

Median sale price

Median price \$657,500 Property Type Unit Suburb Doncaster East

Period - From 13/11/2022 to 12/11/2023 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	4/160-162 Surrey Rd BLACKBURN 3130	\$605,000	17/04/2023
2	4/31-35 Surrey Rd BLACKBURN NORTH 3130	\$745,000	25/03/2023
3	2/285 Blackburn Rd DONCASTER EAST 3109	\$740,000	18/02/2023

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: 13/11/2023 15:35



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$610,000 - \$650,000

Median Unit Price

13/11/2022 - 12/11/2023: \$657,500

Comparable Properties

4/160-162 Surrey Rd BLACKBURN 3130 (REI) **Agent Comments**

 2  1  1

Price: \$605,000

Method:

Date: 17/04/2023

Property Type: Unit



4/31-35 Surrey Rd BLACKBURN NORTH 3130 (REI) **Agent Comments**

 2  1  2

Price: \$745,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Unit

Land Size: 192 sqm approx



2/285 Blackburn Rd DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 2  1  1

Price: \$740,000

Method: Auction Sale

Date: 18/02/2023

Property Type: Unit

Land Size: 196 sqm approx

Account - Barry Plant | P: 03 9842 8888