

## 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

2/6 IRELAND AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,290,000

&

\$1,380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

### 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 6 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

2/26 TALFORD STREET DONCASTER EAST VIC 3109	\$1,362,000	22-Apr-23
3/5 TALFORD STREET DONCASTER EAST VIC 3109	\$1,397,000	25-Mar-23

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 6 months.

This Statement of Information was prepared on: 29 June 2023



**2/26 TALFORD STREET  
DONCASTER EAST VIC 3109**

 3  2  2

Sold Price <sup>RS</sup> **\$1,362,000** Sold Date **22-Apr-23**

Distance **0.18km**



**3/5 TALFORD STREET  
DONCASTER EAST VIC 3109**

 3  2  2

Sold Price **\$1,397,000** Sold Date **25-Mar-23**

Distance **0.3km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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