

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

2/62 Gedye Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,312,000 Property Type Townhouse Suburb Doncaster East

Period - From 05/06/2023 to 04/06/2024 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	3/27 Anne St BLACKBURN NORTH 3130	\$1,355,000	20/04/2024
2	2/6 Second Av BOX HILL NORTH 3129	\$1,310,000	07/05/2024
3	1/12 Gedye St DONCASTER EAST 3109	\$1,272,000	23/03/2024

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: 05/06/2024 17:28



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Townhouse Price

05/06/2023 - 04/06/2024: \$1,312,000

Comparable Properties



3/27 Anne St BLACKBURN NORTH 3130 (REI) **Agent Comments**

4 2 2

Price: \$1,355,000

Method: Sold Before Auction

Date: 20/04/2024

Property Type: Townhouse (Res)



2/6 Second Av BOX HILL NORTH 3129 (REI) **Agent Comments**

4 3 2

Price: \$1,310,000

Method: Private Sale

Date: 07/05/2024

Property Type: Townhouse (Single)



1/12 Gedye St DONCASTER EAST 3109 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,272,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Townhouse (Res)

Land Size: 298 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802