

# 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 Gainsborough Street, 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)

Range between \$1,300,000 & \$1,400,000

### 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)

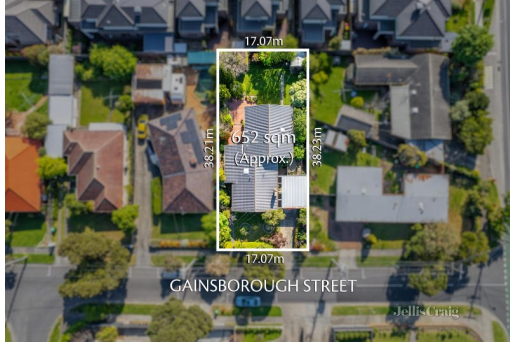
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	29 Pine Way DONCASTER EAST 3109	\$1,448,000	08/05/2023
2	41 Sharon St DONCASTER 3108	\$1,430,000	29/04/2023
3	64 Rosella St DONCASTER EAST 3109	\$1,320,000	12/08/2023

**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: 03/10/2023 17:29



**Property Type:** House

Agent Comments

## Comparable Properties



**29 Pine Way DONCASTER EAST 3109 (REI/VG)** Agent Comments



**Price:** \$1,448,000

**Method:** Sold Before Auction

**Date:** 08/05/2023

**Property Type:** House (Res)

**Land Size:** 702 sqm approx



**41 Sharon St DONCASTER 3108 (REI/VG)** Agent Comments



**Price:** \$1,430,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** House (Res)

**Land Size:** 656 sqm approx



**64 Rosella St DONCASTER EAST 3109 (REI/VG)** Agent Comments



**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** House (Res)

**Land Size:** 726 sqm approx