

# 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 Ross 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 \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,650,000

Property Type House

Suburb Doncaster East

Period - From 01/07/2023

to 30/09/2023

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	33 Belinda Cr DONCASTER EAST 3109	\$1,679,000	27/05/2023
2	41 Sharon St DONCASTER 3108	\$1,430,000	29/04/2023
3	2 Rubicon Cr DONCASTER 3108	\$1,300,000	24/08/2023

**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:

01/11/2023 15:59



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**Property Type:** House  
**Land Size:** 654 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
September quarter 2023: \$1,650,000

## Comparable Properties



**33 Belinda Cr DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

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**Price:** \$1,679,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 714 sqm approx



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

**Agent Comments**

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**Price:** \$1,430,000  
**Method:** Auction Sale  
**Date:** 29/04/2023  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx



**2 Rubicon Cr DONCASTER 3108 (REI)**

**Agent Comments**

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**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 24/08/2023  
**Property Type:** House (Res)  
**Land Size:** 701 sqm approx

**Account - Barry Plant | P: 03 9842 8888**