Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 26 Hertford Road, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,250,000		&		\$1,350,000					
Median sale price										
Median price	\$1,650,000	Pro	operty Type	Hou	se		Suburb	Doncaster East		
Period - From	01/04/2023	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	19 Daphne St DONCASTER EAST 3109	\$1,335,000	23/03/2024
2			
3			

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:

24/04/2024 12:09





Sam Babalis 8841 4888 0419513197 sambabalis@jelliscraig.com.au

24.38m 24.38m 662 sqm Approx. 21.41m HERTFORD ROAD



Property Type: House **Land Size:** 662 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending March 2024: \$1,650,000

Comparable Properties



19 Daphne St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,335,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res) Land Size: 646 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888

propertydata



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