Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 26 Renshaw Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$2,700,000 & \$2,800,000

Median sale price

Median price	\$1,615,400	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/10/2023	to	31/12/2023		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

, , , ,	and the companion property		Date of care
1	14 Towong Ct DONCASTER EAST 3109	\$3,100,000	16/03/2024
2	15 Gifford Rd DONCASTER 3108	\$2,980,000	24/12/2023
3	25 Middlefield Dr BLACKBURN NORTH 3130	\$2,365,000	15/10/2023

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:	22/03/2024 12:53



Date of sale









Property Type: House Land Size: 752 sqm approx

Agent Comments

Indicative Selling Price \$2,700,000 - \$2,800,000 **Median House Price** December quarter 2023: \$1,615,400

Comparable Properties

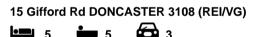


14 Towong Ct DONCASTER EAST 3109 (REI)

Price: \$3,100,000

Method: Auction Sale Date: 16/03/2024

Property Type: House (Res) Land Size: 790 sqm approx



Price: \$2,980,000 Method: Private Sale Date: 24/12/2023 Property Type: House Land Size: 725 sqm approx Agent Comments

Agent Comments

Agent Comments



25 Middlefield Dr BLACKBURN NORTH 3130

(REI/VG) **-** 5

Price: \$2,365,000

Method: Sold Before Auction

Date: 15/10/2023

Property Type: House (Res) Land Size: 697 sqm approx

Account - Barry Plant | P: 03 9842 8888



