

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 27 Hertford Road, Doncaster East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,600,000

Median sale price

Median price \$1,620,000 Property type House Suburb Doncaster East

Period - From 1/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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. 2 Gainsborough Street, Doncaster East	\$ 1,640,000	28/10/2023
2. 8 Gainsborough Street, Doncaster East	\$ 1,570,000	19/10/2023
3. 55 Owens Street, Doncaster East	\$1,620,000	28/10/2023

This Statement of Information was prepared on: 15/02/2024

Comparable properties



\$ 1,640,000

2 Gainsborough Street, Doncaster East, Victoria

DATE: 28/10/2023

PROPERTY TYPE: HOUSE

 4  1
 2  652 sqm



\$1,570,000

8 Gainsborough Street, Doncaster East, Victoria

DATE: 19/10/2023

PROPERTY TYPE: HOUSE

 3  1
 2  652 sqm



\$1,620,000

55 Owens Street, Doncaster East, Victoria

DATE: 28/10/2023

PROPERTY TYPE: HOUSE

 3  2
 3  659 sqm x

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