

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 271 Blackburn Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,580,000 & \$1,680,000

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	11 Regal Av DONCASTER EAST 3109	\$1,920,000	07/09/2023
2	1/108 Beverley St DONCASTER EAST 3109	\$1,500,000	02/05/2023
3	12 Bareena Gr DONCASTER EAST 3109	\$1,860,000	16/09/2023

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: 02/11/2023 11:31



 4  3  2

Property Type: House (Res)

Land Size: 328 sqm approx

Agent Comments

Indicative Selling Price

\$1,580,000 - \$1,680,000

Median House Price

September quarter 2023: \$1,650,000

Comparable Properties

11 Regal Av DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,920,000

Method:

Date: 07/09/2023

Property Type: House

1/108 Beverley St DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,500,000

Method:

Date: 02/05/2023

Property Type: House



12 Bareena Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,860,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 247 sqm approx

Account - Barry Plant | P: 03 9842 8888