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

281A Blackburn Road, Doncaster East Vic 3109

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|----------------|
| Range betwee | \$1,390,000 | | & | | \$1,500,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,650,000 | Pro | operty Type | Hou | se | | Suburb | Doncaster East |
| Period - From | 15/06/2023 | to | 14/06/2024 | | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ado | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-------------|--------------|
| 1 | 23a Pine Way DONCASTER EAST 3109 | \$1,482,000 | 12/04/2024 |
| 2 | 4 Romford Ct DONCASTER EAST 3109 | \$1,420,000 | 03/01/2024 |
| 3 | 1/43 Tunstall Rd DONVALE 3111 | \$1,420,000 | 04/05/2024 |

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:

15/06/2024 21:39



McGrath





Property Type: House Agent Comments

Indicative Selling Price \$1,390,000 - \$1,500,000 Median House Price 15/06/2023 - 14/06/2024: \$1,650,000

Comparable Properties



23a Pine Way DONCASTER EAST 3109 (REI) Agent Comments 2 2



Price: \$1,482,000 Method: Sold Before Auction Date: 12/04/2024 Property Type: House (Res) Land Size: 303 sqm approx

Agent Comments



Price: \$1,420,000 Method: Private Sale

Date: 03/01/2024 Property Type: House Land Size: 344 sqm approx

(REI/VG)

1/43 Tunstall Rd DONVALE 3111 (REI)

4 Romford Ct DONCASTER EAST 3109



Agent Comments



Price: \$1,420,000 Method: Auction Sale Date: 04/05/2024 Property Type: Townhouse (Res) Land Size: 292 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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