

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,390,000 & \$1,500,000

### Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 15/06/2023 to 14/06/2024 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	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



4 3 2

Property Type: House

Agent Comments

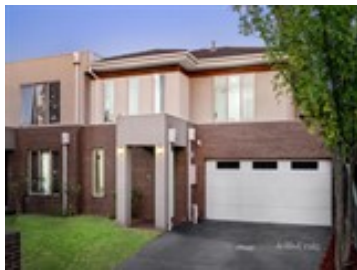
Indicative Selling Price

\$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

4 3 2

Price: \$1,482,000

Method: Sold Before Auction

Date: 12/04/2024

Property Type: House (Res)

Land Size: 303 sqm approx



4 Romford Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,420,000

Method: Private Sale

Date: 03/01/2024

Property Type: House

Land Size: 344 sqm approx



1/43 Tunstall Rd DONVALE 3111 (REI)

Agent Comments

4 3 2

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