

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 3/38 Roderick Street, Doncaster East, VIC 3109

Indicative selling price

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

Price Range \$820,000 & \$900,000

Median sale price

Median price \$1,592,000 Property Type Townhouse Suburb Doncaster East (3109)
Period - From 08/05/2023 to 08/05/2024 Source Realestate

Comparable property sales

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
7/213 BLACKBURN ROAD, DONCASTER EAST VIC 3109	\$888,000	01/03/2024
9/30 THOMAS STREET, DONCASTER EAST VIC 3109	\$845,000	11/04/2024
3/45 TALFORD STREET, DONCASTER EAST VIC 3109	\$815,000	23/02/2024

This Statement of Information was prepared on: 08/05/2024