

# 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 3/69 Russell Crescent, 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 \$740,000 & \$790,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Doncaster East

Period - From 17/08/2022 to 16/08/2023 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	6/7-9 Mitcham Rd DONVALE 3111	\$728,000	29/04/2023
2	24a Maxia Rd DONCASTER EAST 3109	\$780,000	22/04/2023
3	2/285 Blackburn Rd DONCASTER EAST 3109	\$740,000	18/02/2023

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: 17/08/2023 14:57



2   1   1

**Property Type:** Unit  
**Land Size:** 288 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$740,000 - \$790,000  
**Median Unit Price**  
17/08/2022 - 16/08/2023: \$610,000

## Comparable Properties



**6/7-9 Mitcham Rd DONVALE 3111 (REI)**

**Agent Comments**

2   1   1

**Price:** \$728,000  
**Method:** Auction Sale  
**Date:** 29/04/2023  
**Property Type:** Unit  
**Land Size:** 217 sqm approx



**24a Maxia Rd DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 22/04/2023  
**Property Type:** Unit  
**Land Size:** 385 sqm approx



**2/285 Blackburn Rd DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$740,000  
**Method:** Auction Sale  
**Date:** 18/02/2023  
**Property Type:** Unit  
**Land Size:** 196 sqm approx

**Account - Barry Plant | P: 03 9842 8888**