### 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

32 Greendale Road, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,650,000		&		\$1,815,000				
Median sale price									
Median price	\$1,570,000	Pro	operty Type	Ηοι	ISE		Suburb	Doncaster East	
Period - From	01/01/2025	to	31/03/2025		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.

Ade	dress of comparable property	Price	Date of sale
1	7a Daws Rd DONCASTER EAST 3109	\$1,670,000	24/05/2025
2	3 Ascot St DONCASTER EAST 3109	\$1,751,000	29/03/2025
3	43 Greendale Rd DONCASTER EAST 3109	\$1,680,000	14/03/2025

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.

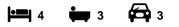
This Statement of Information was prepared on:

02/06/2025 09:53



# RT Edgar





Property Type: House (Res) Land Size: 410 sqm approx Agent Comments Indicative Selling Price \$1,650,000 - \$1,815,000 Median House Price March quarter 2025: \$1,570,000

## **Comparable Properties**

7a Daws Rd DONCASTER EAST 3109 (REI)   Image: A	Agent Comments
3 Ascot St DONCASTER EAST 3109 (REI)   3 1   9 1   9 1   9 1   9 1   9 1   9 1   9 1   9 1   1 1	Agent Comments
43 Greendale Rd DONCASTER EAST 3109 (REI) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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