

# 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 326 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 \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,615,400 Property Type House Suburb Doncaster East

Period - From 01/10/2023 to 31/12/2023 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	30 Dianne St DONCASTER EAST 3109	\$1,490,000	10/10/2023
2	9 Hertford Rd DONCASTER EAST 3109	\$1,450,000	09/01/2024
3	39 Polaris Dr DONCASTER EAST 3109	\$1,315,000	14/12/2023

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: 19/02/2024 15:14



3   2   2

**Property Type:** House

**Land Size:** 654 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

December quarter 2023: \$1,615,400

## Comparable Properties



**30 Dianne St DONCASTER EAST 3109  
(REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,490,000

**Method:** Private Sale

**Date:** 10/10/2023

**Property Type:** House (Res)

**Land Size:** 652 sqm approx



**9 Hertford Rd DONCASTER EAST 3109 (REI)**

Agent Comments

3   1   2

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 09/01/2024

**Property Type:** House

**Land Size:** 793 sqm approx



**39 Polaris Dr DONCASTER EAST 3109  
(REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,315,000

**Method:** Private Sale

**Date:** 14/12/2023

**Property Type:** House

**Land Size:** 651 sqm approx