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									
Range betwee	\$1,350,000		&		\$1,450,000				
Median sale p	In sale price								
Median price	\$1,615,400	Pro	operty Type	Hou	se		Suburb	Doncaster East	
Period - From	01/10/2023	to	31/12/2023		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.

Add	dress 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





Nicole Qiu





Property Type: House Land Size: 654 sqm approx Agent Comments 8841 4888 0422 419 357 nicoleqiu@jelliscraig.com.au

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)



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

Agent Comments

Agent Comments



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)



Price: \$1,315,000 Method: Private Sale Date: 14/12/2023 Property Type: House Land Size: 651 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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