

# 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 4/3 Dryden Street, 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)

Price Range

\$838,000

&

\$888,000

### Median sale price

Median price

NA

Property Type

House

Suburb

Doncaster East (3109)

Period - From

06/11/2022

to

06/11/2023

Source

Realestate

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### 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
2/65-67 GEORGE STREET, DONCASTER EAST VIC 3109	\$892,500	24/05/2023
5/27 DRYDEN STREET, DONCASTER EAST VIC 3109	\$810,000	23/09/2023
301/177 BLACKBURN ROAD, DONCASTER EAST VIC 3109	\$810,000	05/09/2023

This Statement of Information was prepared on: 06/11/2023