

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

4/42 Greendale Road, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000 & \$640,000

Median sale price

Median price \$1,000,000 Property Type Unit 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	2/28 Springvale Rd NUNAWADING 3131	\$643,900	30/11/2023
2	2/56 Blackburn Rd DONCASTER EAST 3109	\$625,000	02/12/2023
3			

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: 15/01/2024 12:31

4/42 Greendale Road, Doncaster East Vic 3109

**Jellis
Craig**

George Pangalos
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Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

December quarter 2023: \$1,000,000



 3  2  1

Property Type: Unit

Agent Comments

Comparable Properties



2/28 Springvale Rd NUNAWADING 3131 (REI) **Agent Comments**

 2  1  1

Price: \$643,900

Method: Private Sale

Date: 30/11/2023

Property Type: Unit

Land Size: 180 sqm approx



2/56 Blackburn Rd DONCASTER EAST 3109 (REI) **Agent Comments**

 2  1  1

Price: \$625,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Unit

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.

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



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