

# 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 43a Mckenzie 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)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 01/01/2023 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	271 Blackburn Rd DONCASTER EAST 3109	\$1,688,000	02/12/2023
2	4 Centaur Gr DONCASTER EAST 3109	\$1,560,000	11/11/2023
3	2 Correa Ct DONCASTER EAST 3109	\$1,550,000	25/01/2024

**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: 13/02/2024 09:33

43a Mckenzie Street, Doncaster East Vic 3109



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
Year ending December 2023: \$1,650,000

## Comparable Properties



**271 Blackburn Rd DONCASTER EAST 3109 (REI)** Agent Comments



**Price:** \$1,688,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 328 sqm approx



**4 Centaur Gr DONCASTER EAST 3109 (REI)** Agent Comments



**Price:** \$1,560,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** House  
**Land Size:** 336 sqm approx



**2 Correa Ct DONCASTER EAST 3109 (REI)** Agent Comments



**Price:** \$1,550,000  
**Method:** Sold Before Auction  
**Date:** 25/01/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 323 sqm approx

**Account - Biggin & Scott Manningham** | P: 03 9841 9000 | F: 03 9841 9320



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