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

45 Greendale Road, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,250,000		&		\$1,300,000				
Median sale price									
Median price	\$1,615,400	Pro	operty Type	Ηοι	ise		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.

Ade	dress of comparable property	Price	Date of sale
1	2/45 Greendale Rd DONCASTER EAST 3109	\$1,250,000	02/09/2023
2	2/56 Devon Dr DONCASTER EAST 3109	\$1,185,000	24/02/2024
3	115A Tunstall Rd DONVALE 3111	\$1,132,500	23/03/2024

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:

09/04/2024 11:12









Property Type: Unit Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price December quarter 2023: \$1,615,400

Comparable Properties



2/45 Greendale Rd DONCASTER EAST 3109 (REI)



Price: \$1,250,000 Method: Auction Sale Date: 02/09/2023 Property Type: Unit

2/56 Devon Dr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,185,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 341 sqm approx



115A Tunstall Rd DONVALE 3111 (REI)



Agent Comments

Agent Comments

Price: \$1,132,500 Method: Auction Sale Date: 23/03/2024 Property Type: Unit Land Size: 424 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata com.au

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