

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 consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,615,400 Property Type House 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	2/45 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



 3  2  2

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)

Agent Comments

 3  2  2

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



2/56 Devon Dr DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

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

 3  2  2

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

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