

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 5/27 Dryden Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price

Median price \$612,000 Property Type Unit Suburb Doncaster East

Period - From 22/08/2022 to 21/08/2023 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	2/63-65 Leeds St DONCASTER EAST 3109	\$763,000	17/08/2023
2	2/67 Leeds St DONCASTER EAST 3109	\$750,000	19/08/2023
3	2/33 Churchill St DONCASTER EAST 3109	\$656,000	25/03/2023

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: 22/08/2023 12:08



 2  1  2

Property Type: Unit
Land Size: 317 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$759,000
Median Unit Price
22/08/2022 - 21/08/2023: \$612,000

Comparable Properties



2/63-65 Leeds St DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  2

Price: \$763,000
Method: Private Sale
Date: 17/08/2023
Property Type: Unit
Land Size: 167 sqm approx



2/67 Leeds St DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  2

Price: \$750,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Unit
Land Size: 156 sqm approx



2/33 Churchill St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  1  1

Price: \$656,000
Method: Auction Sale
Date: 25/03/2023
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888