

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 Elizabeth Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,600,000 & \$1,750,000

Median sale price

Median price \$1,705,000 Property Type House Suburb Doncaster East

Period - From 01/04/2023 to 30/06/2023 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	26 Churchill St DONCASTER EAST 3109	\$1,800,000	04/05/2023
2	23 Westfield Dr DONCASTER 3108	\$1,735,000	12/04/2023
3	28 Morinda Cr DONCASTER EAST 3109	\$1,685,000	14/07/2023

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: 22/07/2023 12:32



3 2 1

Rooms: 6
Property Type: House
Land Size: 866 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
June quarter 2023: \$1,705,000

Comparable Properties



26 Churchill St DONCASTER EAST 3109 (REI) [Agent Comments](#)

3 1 1

Price: \$1,800,000
Method: Private Sale
Date: 04/05/2023
Property Type: House



23 Westfield Dr DONCASTER 3108 (REI) [Agent Comments](#)

3 2 -

Price: \$1,735,000
Method: Sold Before Auction
Date: 12/04/2023
Property Type: House (Res)
Land Size: 863 sqm approx



28 Morinda Cr DONCASTER EAST 3109 (REI) [Agent Comments](#)

3 1 2

Price: \$1,685,000
Method: Sold Before Auction
Date: 14/07/2023
Property Type: House (Res)
Land Size: 659 sqm approx

Account - Marshall White | P: 03 9822 9999