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

62 Gedye Street, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ing		
Range betweer	\$1,550,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,650,000	Pro	operty Type	Ηοι	ise		Suburb	Doncaster East
Period - From	01/01/2023	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.

Ad	dress of comparable property	Price	Date of sale
1	31a Gedye St DONCASTER EAST 3109	\$1,730,000	26/02/2024
2	2/23 Churchill St DONCASTER EAST 3109	\$1,658,000	11/11/2023
3	1/23 Churchill St DONCASTER EAST 3109	\$1,558,000	09/03/2024

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 15:29

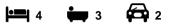


62 Gedye Street, Doncaster East Vic 3109



Nicole Qiu 8841 4888





Property Type: Townhouse Agent Comments

0422 419 357 nicoleqiu@jelliscraig.com.au Indicative Selling Price \$1,550,000 - \$1,650,000

\$1,550,000 - \$1,650,000 **Median House Price** Year ending December 2023: \$1,650,000

Comparable Properties



31a Gedye St DONCASTER EAST 3109 (REI)



Price: \$1,730,000 Method: Private Sale Date: 26/02/2024 Property Type: Townhouse (Res)



2/23 Churchill St DONCASTER EAST 3109 (REI) Agent Comments

Agent Comments

Agent Comments



Price: \$1,658,000 Method: Auction Sale Date: 11/11/2023 Property Type: Townhouse (Res)



1/23 Churchill St DONCASTER EAST 3109 (REI)



Price: \$1,558,000 Method: Auction Sale Date: 09/03/2024 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8841 4888



propertydata

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