

## 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

69 ROSELLA STREET DONCASTER EAST VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,700,000

&

\$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Doncaster East

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

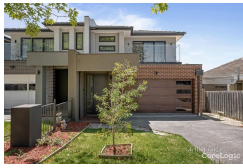
Date of sale

19B CHAMPION STREET DONCASTER EAST VIC 3109	\$1,780,000	15-Mar-24
31 GEDYE STREET DONCASTER EAST VIC 3109	\$1,730,000	02-Mar-24
3 HARCOURT STREET BLACKBURN NORTH VIC 3130	\$1,760,000	25-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 24 May 2024



**19B CHAMPION STREET  
DONCASTER EAST VIC 3109**

4 3 2

Sold Price **\$1,780,000** Sold Date **15-Mar-24**

Distance **1.03km**



**31 GEDYE STREET DONCASTER  
EAST VIC 3109**

4 3 2

Sold Price <sup>RS</sup> **\$1,730,000** Sold Date **02-Mar-24**

Distance **0.53km**



**3 HARCOURT STREET BLACKBURN  
NORTH VIC 3130**

4 2 2

Sold Price <sup>RS</sup> **\$1,760,000** Sold Date **25-Jan-24**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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