## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8/1040-1042 Doncaster Road, Doncaster East Vic 3109

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$450,000		&		\$495,000			
Median sale p	rice							
Median price	\$990,000	Pro	operty Type	Unit			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.

Add	dress of comparable property	Price	Date of sale
1	2/2a Acacia St DONCASTER 3108	\$528,000	01/03/2024
2	7/919 Doncaster Rd DONCASTER EAST 3109	\$500,000	12/01/2024
3	11/243 Blackburn Rd DONCASTER EAST 3109	\$478,000	26/10/2023

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:

02/04/2024 11:36



8/1040-1042 Doncaster Road, Doncaster East Vic 3109







Property Type: Apartment Agent Comments Craig Nowotsch 8841 4888 0425 877 441 craignowotsch@jelliscraig.com.au

Indicative Selling Price \$450,000 - \$495,000 Median Unit Price Year ending December 2023: \$990,000

# **Comparable Properties**



2/2a Acacia St DONCASTER 3108 (REI/VG)



Price: \$528,000 Method: Private Sale Date: 01/03/2024 Property Type: Apartment Agent Comments

7/919 Doncaster Rd DONCASTER EAST 3109 Agent Comments (VG)



Price: \$500,000 Method: Sale Date: 12/01/2024 Property Type: Strata Unit/Flat



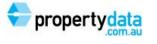
11/243 Blackburn Rd DONCASTER EAST 3109 Agent Comments (REI/VG)



Price: \$478,000 Method: Private Sale Date: 26/10/2023 Property Type: Apartment

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.