

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 80 Rosella Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,130,000 Property Type Unit Suburb Doncaster East

Period - From 01/01/2024 to 31/03/2024 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	2/4 Dianne St DONCASTER EAST 3109	\$1,310,000	09/12/2023
2	3/150 Beverley St DONCASTER EAST 3109	\$1,300,000	02/03/2024
3	1/12 Churchill St DONCASTER EAST 3109	\$1,282,000	04/11/2023

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: 23/04/2024 15:11



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/4 Dianne St DONCASTER EAST 3109
(REI/VG)

Agent Comments

3 2 -

Price: \$1,310,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Townhouse (Res)



3/150 Beverley St DONCASTER EAST 3109
(REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Townhouse (Res)

Land Size: 189 sqm approx



1/12 Churchill St DONCASTER EAST 3109
(REI/VG)

Agent Comments

3 2 2

Price: \$1,282,000

Method: Auction Sale

Date: 04/11/2023

Property Type: Townhouse (Res)

Land Size: 229 sqm approx