

# 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 86 Gedye 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)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 01/07/2023 to 30/09/2023 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	2 Ross St DONCASTER EAST 3109	\$1,439,000	02/12/2023
2	39 Gedye St DONCASTER EAST 3109	\$1,200,000	15/09/2023
3	14 Boronia Gr DONCASTER EAST 3109	\$1,115,000	02/12/2023

**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: 20/12/2023 11:07



 5    3    2

**Property Type:** House  
**Land Size:** 1136 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
September quarter 2023: \$1,650,000

## Comparable Properties



**2 Ross St DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4    2    3

**Price:** \$1,439,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx



**39 Gedye St DONCASTER EAST 3109 (REI/VG)** **Agent Comments**

 3    1    2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 15/09/2023  
**Property Type:** House (Res)  
**Land Size:** 693 sqm approx



**14 Boronia Gr DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,115,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 834 sqm approx

**Account - Barry Plant | P: 03 9842 8888**