

## 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

96 BLACKBURN ROAD 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

\$790,000

&

\$869,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$925,000

Property type

Unit

Suburb

Doncaster East

Period-from

09 July 2023

to

09 Jan 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

1/28 LYNNE STREET DONVALE VIC 3111	\$850,000	25-Nov-23
1/25 BULLEN STREET DONCASTER EAST VIC 3109	\$807,000	14-Oct-23
2/22 HARRIS STREET BLACKBURN NORTH VIC 3130	\$830,000	23-Sep-23

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: 09 January 2024



1/28 LYNNE STREET DONVALE VIC Sold Price

<sup>RS</sup> \$850,000 Sold Date 25-Nov-23

3 1 1

Distance 1.09km



1/25 BULLEN STREET DONCASTER Sold Price

\$807,000 Sold Date 14-Oct-23

2 1 1

Distance 1.13km



2/22 HARRIS STREET BLACKBURN Sold Price

\$830,000 Sold Date 23-Sep-23

2 1 1

Distance 1.96km

RS = Recent sale

UN = Undisclosed Sale

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