## 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

21/872 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	\$386,000		&		\$424,600			
Median sale p	rice							
Median price	\$716,000	Pro	operty Type	Unit			Suburb	Doncaster East
Period - From	15/03/2023	to	14/03/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	11/243 Blackburn Rd DONCASTER EAST 3109	\$478,000	26/10/2023
2	G27/210 Reynolds Rd DONCASTER EAST 3109	\$400,000	08/12/2023
3	109/3 Mitchell St DONCASTER EAST 3109	\$396,000	26/09/2023

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:

15/03/2024 16:12









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$386,000 - \$424,600 Median Unit Price 15/03/2023 - 14/03/2024: \$716,000

# **Comparable Properties**



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



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

G27/210 Reynolds Rd DONCASTER EAST 3109 (VG) Agent Comments



Price: \$400,000 Method: Sale Date: 08/12/2023 Property Type: Flat/Unit/Apartment (Res)



109/3 Mitchell St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$396,000 Method: Private Sale Date: 26/09/2023 Property Type: Apartment

Account - Inline Real Estate | P: 03 85974262





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