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 3/70 Russell Crescent, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,280,000		&		\$1,380,000				
Median sale price									
Median price	\$1,248,000	Pro	operty Type	Том	nhouse		Suburb	Doncaster East	
Period - From	09/12/2023	to	08/12/2024		So	ource	Property	/ Data	

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	1/13 Jilpanger Rd DONVALE 3111	\$1,372,000	07/12/2024
2	3/12 Grevillea Rd DONCASTER EAST 3109	\$1,228,888	04/11/2024
3	27A Pine Way DONCASTER EAST 3109	\$1,480,000	01/11/2024

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:

09/12/2024 11:39









Property Type: Townhouse (Single) Land Size: 220 sqm approx Agent Comments Indicative Selling Price \$1,280,000 - \$1,380,000 Median Townhouse Price 09/12/2023 - 08/12/2024: \$1,248,000

Agent Comments

Agent Comments

Agent Comments

Comparable Properties



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 3
 4
 2

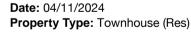
 Price: \$1,372,000
 Method: Auction Sale

1/13 Jilpanger Rd DONVALE 3111 (REI)

Method: Auction Sale Date: 07/12/2024 Property Type: Townhouse (Res) Land Size: 278 sqm approx



Price: \$1,228,888 Method: Sold Before Auction



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27A Pine Way DONCASTER EAST 3109 (REI)

3/12 Grevillea Rd DONCASTER EAST 3109 (REI)

2

3

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Price: \$1,480,000 Method: Sold Before Auction Date: 01/11/2024 Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



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