

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 3/28 Roger Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,000,000 & \$1,050,000

Median sale price

Median price \$1,062,500 Property Type Unit Suburb Doncaster East

Period - From 01/07/2021 to 30/09/2021 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	2/17 Mitchell St DONCASTER EAST 3109	\$1,050,000	20/09/2021
2	1/49 Renshaw St DONCASTER EAST 3109	\$1,049,000	23/10/2021
3	3/2 Glenview Rd DONCASTER EAST 3109	\$1,025,000	09/10/2021

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: 01/11/2021 11:31



Rooms: 6
Property Type: Townhouse (Res)
Land Size: 189 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,050,000
Median Unit Price
September quarter 2021: \$1,062,500

Comparable Properties



2/17 Mitchell St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 20/09/2021
Property Type: Unit



1/49 Renshaw St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,049,000
Method: Auction Sale
Date: 23/10/2021
Property Type: Unit
Land Size: 380 sqm approx



3/2 Glenview Rd DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,025,000
Method: Auction Sale
Date: 09/10/2021
Property Type: Townhouse (Res)
Land Size: 444 sqm approx

Account - Harcourts Box Hill TSL | P: 03 98889966