

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 226 Blackburn Road, Doncaster East Vic 31			Vic 3109			
Indicative selling	price					
For the meaning of t	this price see co	onsumer.vic.gov.a	au/underq	uoting		
Range between \$	960,000	\$1,056,000				
Median sale price	•					
Median price \$85	50,000 H	ouse	Unit	Х	Suburb	Doncaster East
Period - From 01/	/04/2017 to	31/03/2018		Source RE	ilV	
Comparable prop	erty sales (*D	elete A or B b	elow as a	applicable)	
	t the estate age	ties sold within to nt or agent's rep				
Address of comparable property					Price	Date of sale
1						

OR

2

3

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.







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Rooms:

Property Type: House (Res) Land Size: 726 sqm approx

Agent Comments

Indicative Selling Price \$960,000 - \$1,056,000 **Median Unit Price** Year ending March 2018: \$850,000

Comparable Properties



4/2 Ascot St DONCASTER EAST 3109 (REI)

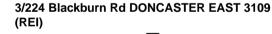
Price: \$1,040,000 Method: Private Sale Date: 14/02/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



Price: \$968,000

Method: Sold Before Auction

Date: 24/03/2018

Rooms: -

Property Type: Townhouse (Res)

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.

Account - Barry Plant | P: 03 9842 8888





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