

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

34 Greendale Road, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$2,680,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Doncaster East

Period - From

20/06/2021

to

19/06/2022

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	4 Nauru Ct, Doncaster, Vic 3108, Australia	\$2,710,000	09/04/2022
2	6 Mersey St BOX HILL NORTH 3129	\$2,787,000	28/05/2022
3	29 Charlton St BLACKBURN NORTH 3130	\$2,640,000	23/02/2022

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:

20/06/2022 09:59

34 Greendale Road, Doncaster East Vic 3109

**Jellis
Craig**

Rod Yan

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Indicative Selling Price

\$2,680,000

Median House Price

20/06/2021 - 19/06/2022: \$1,550,000



5 4 4

Property Type: House (Res)

Agent Comments

Comparable Properties

4 Nauru Ct, Doncaster, Vic 3108, Australia (REI)

Agent Comments

5 3 2

Price: \$2,710,000

Method:

Date: 09/04/2022

Property Type: House



6 Mersey St BOX HILL NORTH 3129 (REI)

Agent Comments

5 6 2

Price: \$2,787,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 717 sqm approx



29 Charlton St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

4 3 3

Price: \$2,640,000

Method: Auction Sale

Date: 23/02/2022

Property Type: House (Res)

Land Size: 668 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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