

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

26 ST CLEMS ROAD DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Doncaster East

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

31 POLARIS DRIVE DONCASTER EAST VIC 3109	\$1,400,000	09-Jul-22
31 BELLARA STREET DONCASTER VIC 3108	\$1,390,000	08-Jul-22
41 ARGYLE STREET DONVALE VIC 3111	\$1,318,000	01-Feb-22

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 6 months.~~

This Statement of Information was prepared on: 19 July 2022



31 POLARIS DRIVE DONCASTER EAST VIC 3109

Sold Price

RS

\$1,400,000

Sold Date

09-Jul-22

4



2



1

Distance

-



31 BELLARA STREET DONCASTER VIC 3108

Sold Price

RS

\$1,390,000

Sold Date

08-Jul-22

3



1



1

Distance

-



41 ARGYLE STREET DONVALE VIC 3111

Sold Price

\$1,318,000

Sold Date

01-Feb-22

4



2



2

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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