

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

1/243 Blackburn Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$530,000 & \$550,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Doncaster East

Period - From 01/10/2021 to 31/12/2021 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	1/164 Blackburn Rd DONCASTER EAST 3109	\$570,000	30/11/2021
2	22/1 Bellevue Av DONCASTER EAST 3109	\$562,000	25/10/2021
3	10/1042 Doncaster Rd DONCASTER EAST 3109	\$553,000	10/11/2021

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:

18/03/2022 12:41

1/243 Blackburn Road, Doncaster East Vic 3109



 2  1  2

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$530,000 - \$550,000
Median Unit Price
December quarter 2021: \$1,050,000

Comparable Properties

1/164 Blackburn Rd DONCASTER EAST 3109 (REI/VG) [Agent Comments](#)

 2  2  1

Price: \$570,000
Method: Private Sale
Date: 30/11/2021
Property Type: Apartment



22/1 Bellevue Av DONCASTER EAST 3109 (VG) [Agent Comments](#)

 2  -  -

Price: \$562,000
Method: Sale
Date: 25/10/2021
Property Type: Strata Unit/Flat



10/1042 Doncaster Rd DONCASTER EAST 3109 (REI/VG) [Agent Comments](#)

 2  1  1

Price: \$553,000
Method: Private Sale
Date: 10/11/2021
Property Type: Apartment

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



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