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	4/4 Ascot Street, Doncaster East Vic 3109

Indicative selling price

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

Single price $980,000

Median sale price

Median price $1,200,000 Property Type Townhouse Suburb Doncaster East

Period - From 25/03/2022 to 24/03/2023 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	2/4 Ascot St DONCASTER EAST 3109	$1,088,000	30/11/2022
2	2/19 Argyle St DONVALE 3111	$1,027,000	14/02/2023
3	2/5 Greenview Cl DONVALE 3111	$985,000	01/10/2022

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: 25/03/2023 11:46

4/4 Ascot Street, Doncaster East Vic 3109

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3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$980,000
Median Townhouse Price
25/03/2022 - 24/03/2023: $1,200,000

Comparable Properties



2/4 Ascot St DONCASTER EAST 3109 (REI/VG)

3 2 2

Price: $1,088,000
Method: Private Sale
Date: 30/11/2022
Property Type: Townhouse (Single)

Agent Comments



2/19 Argyle St DONVALE 3111 (REI)

3 2 2

Price: $1,027,000
Method: Private Sale
Date: 14/02/2023
Property Type: House
Land Size: 218 sqm approx

Agent Comments



2/5 Greenview Cl DONVALE 3111 (REI/VG)

3 2 2

Price: $985,000
Method: Private Sale
Date: 01/10/2022
Property Type: Townhouse (Res)
Land Size: 173 sqm approx

Agent Comments

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