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	3/38 GREENDALE 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~~		or range between	$1,260,000	&	$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$835,000	Property type	Unit	Suburb	Doncaster East
Period-from	01 Sep 2022	to	31 Aug 2023	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
2/17 RICHARD STREET DONCASTER EAST VIC 3109	$1,401,000	29-Apr-23
19 CHAMPION STREET DONCASTER EAST VIC 3109	$1,380,000	24-Jul-23

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: 16 September 2023

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2/17 RICHARD STREET
DONCASTER EAST VIC 3109

4 3 2

Sold Price **$1,401,000** Sold Date **29-Apr-23**

Distance **0.42km**



19 CHAMPION STREET
DONCASTER EAST VIC 3109

4 3 2

Sold Price RS **$1,380,000** UN Sold Date **24-Jul-23**

Distance **1.75km**

RS = Recent sale **UN** = Undisclosed Sale

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