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	62a Gedye Street, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,642,500 Property Type House Suburb Doncaster East

Period - From 19/06/2023 to 18/06/2024 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	74 Gedye St DONCASTER EAST 3109	$1,355,000	08/02/2024
2	2/7 Avocet St DONCASTER EAST 3109	$1,351,000	18/05/2024
3	1/12 Gedye St DONCASTER EAST 3109	$1,272,000	23/03/2024

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: 19/06/2024 19:30

McGrath



4 3 2

Property Type: House
Land Size: 367 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
19/06/2023 - 18/06/2024: $1,642,500

Comparable Properties



74 Gedye St DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $1,355,000
Method: Private Sale
Date: 08/02/2024
Property Type: House
Land Size: 294 sqm approx

Agent Comments



2/7 Avocet St DONCASTER EAST 3109 (REI)

4 3 2

Price: $1,351,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Townhouse (Res)

Agent Comments



1/12 Gedye St DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $1,272,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)
Land Size: 298 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

REIV THE DIFFERENCE

propertydata .com.au

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