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	1/8 Ireland Avenue, Doncaster East Vic 3109

Indicative selling price

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

Single price $875,000

Median sale price

Median price $938,000 Property Type Unit Suburb Doncaster East

Period - From 01/04/2024 to 30/06/2024 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	1/61-63 George St DONCASTER EAST 3109	$850,000	07/08/2024
2	21/30-34 Old Warrandyte Rd DONVALE 3111	$805,000	10/05/2024
3	1/53 Maggs St DONCASTER EAST 3109	$970,000	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: 02/09/2024 13:22

1/8 Ireland Avenue, Doncaster East Vic 3109

BARRYPLANT



3 1 1

Property Type: Unit
Land Size: 269 sqm approx

Agent Comments

Indicative Selling Price
$875,000
Median Unit Price
June quarter 2024: $938,000

Comparable Properties



1/61-63 George St DONCASTER EAST 3109 (REI)

3 1 2

Price: $850,000
Method: Sold Before Auction
Date: 07/08/2024
Property Type: Unit

Agent Comments



21/30-34 Old Warrandyte Rd DONVALE 3111 (REI)

3 1 2

Price: $805,000
Method: Sold Before Auction
Date: 10/05/2024
Property Type: Unit
Land Size: 258 sqm approx

Agent Comments



1/53 Maggs St DONCASTER EAST 3109 (REI/VG)

3 1 1

Price: $970,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Unit
Land Size: 314 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE | propertydata.com.au

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