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	3/57 Rosella Street, Doncaster East Vic 3109

Indicative selling price

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

Range between $690,000 & $758,000

Median sale price

Median price $931,500 Property Type Unit Suburb Doncaster East

Period - From 01/07/2024 to 30/09/2024 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	14/160-162 Surrey Rd BLACKBURN 3130	$772,000	11/05/2024
2	2/52 Rosella St DONCASTER EAST 3109	$720,000	27/04/2024
3	2/57 Rosella St DONCASTER EAST 3109	$780,000	17/04/2024

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: 16/10/2024 10:12

3/57 Rosella Street, Doncaster East Vic 3109



2 1 1

Property Type: Unit
Land Size: 256 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $758,000
Median Unit Price
September quarter 2024: $931,500

Comparable Properties



14/160-162 Surrey Rd BLACKBURN 3130 (REI)

2 1 1

Price: $772,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Villa
Land Size: 169 sqm approx

Agent Comments



2/52 Rosella St DONCASTER EAST 3109 (REI/VG)

2 1 1

Price: $720,000
Method: Private Sale
Date: 27/04/2024
Property Type: Unit
Land Size: 145 sqm approx

Agent Comments



2/57 Rosella St DONCASTER EAST 3109 (VG)

2 - -

Price: $780,000
Method: Sale
Date: 17/04/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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