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	10/66 George Street, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $944,000 Property Type Unit Suburb Doncaster East

Period - From 01/10/2023 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	3/3 Belvedere Av DONCASTER EAST 3109	$1,220,000	05/10/2024
2	1/88 Blackburn Rd DONCASTER EAST 3109	$1,100,000	24/07/2024
3	1/14 Amdura Rd DONCASTER EAST 3109	$1,043,000	29/06/2024

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: 15/10/2024 12:26

10/66 George Street, Doncaster East Vic 3109

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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Unit Price
Year ending September 2024: $944,000

Comparable Properties



3/3 Belvedere Av DONCASTER EAST 3109 (REI)

3 2 2

Price: $1,220,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Townhouse (Res)
Land Size: 197 sqm approx

Agent Comments



1/88 Blackburn Rd DONCASTER EAST 3109 (REI/VG)

3 2 2

Price: $1,100,000
Method: Sold Before Auction
Date: 24/07/2024
Property Type: Townhouse (Res)
Land Size: 310 sqm approx

Agent Comments



1/14 Amdura Rd DONCASTER EAST 3109 (REI/VG)

3 2 2

Price: $1,043,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Townhouse (Res)
Land Size: 227 sqm approx

Agent Comments

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