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	1/13 Kennon Street, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,000,000 & $1,100,000

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	7a Canara St DONCASTER EAST 3109	$1,200,000	09/11/2024
2	1/16 Belvoir St DONCASTER EAST 3109	$1,173,000	09/09/2024
3	2/42 Beverley St DONCASTER EAST 3109	$1,005,000	15/06/2024

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: 15/11/2024 14:20

1/13 Kennon Street, Doncaster East Vic 3109

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3 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
Year ending September 2024: $944,000

Comparable Properties



7a Canara St DONCASTER EAST 3109 (REI)

3 2 2

Price: $1,200,000
Method: Sold Before Auction
Date: 09/11/2024
Property Type: Unit
Land Size: 444 sqm approx

Agent Comments



1/16 Belvoir St DONCASTER EAST 3109 (REI/VG)

3 1 2

Price: $1,173,000
Method: Private Sale
Date: 09/09/2024
Property Type: Townhouse (Res)
Land Size: 264 sqm approx

Agent Comments



2/42 Beverley St DONCASTER EAST 3109 (REI/VG)

3 1 2

Price: $1,005,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Unit

Agent Comments

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