

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

2/6 IRELAND AVENUE DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,388,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

2/26 TALFORD STREET DONCASTER EAST VIC 3109	\$1,362,000	22-Apr-23
2/12 AMELIA CRESCENT DONCASTER EAST VIC 3109	\$1,420,000	13-Apr-23
2/17 RICHARD STREET DONCASTER EAST VIC 3109	\$1,401,000	29-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 29 July 2023



**2/26 TALFORD STREET
DONCASTER EAST VIC 3109**

 3  2  2

Sold Price **\$1,362,000** Sold Date **22-Apr-23**

Distance **0.18km**



**2/12 AMELIA CRESCENT
DONCASTER EAST VIC 3109**

 3  2  2

Sold Price **\$1,420,000** Sold Date **13-Apr-23**

Distance **0.23km**



**2/17 RICHARD STREET
DONCASTER EAST VIC 3109**

 4  3  2

Sold Price ^{RS} **\$1,401,000** Sold Date **29-Apr-23**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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