

# 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 13/164 Blackburn Road, Doncaster East

### Indicative selling price

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

Single price  or range between \$490,000 & \$539,000

### Median sale price

Median price \$630,500 Property type Units Suburb Doncaster East

Period - From 01/9/2019 to 31/8/2019 Source Core logic

### 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. 7/3 Franklin Road, Doncaster East	\$592,000	27/8/2019
2. 6/16 Bullen Street, Doncaster East	\$590,000	30/8/2019
3. 1/16 Bullen Street, Doncaster East	\$524,000	16/3/2019

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: 15/9/2019