

## 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

2/47 LONG VALLEY WAY DONCASTER EAST VIC 3109

### 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$889,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Oct 2023

to

30 Sep 2024

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

3/191 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$1,110,000	05-Oct-24
3/26 ASCOT STREET DONCASTER EAST VIC 3109	\$1,088,888	18-Sep-24
3/5 GREENVIEW CLOSE DONVALE VIC 3111	\$1,120,000	19-Jul-24

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: 16 October 2024



**3/191 REYNOLDS ROAD  
DONCASTER EAST VIC 3109**

4 2 2

Sold Price <sup>RS</sup> **\$1,110,000** Sold Date **05-Oct-24**

Distance **0.82km**



**3/26 ASCOT STREET DONCASTER  
EAST VIC 3109**

4 2 2

Sold Price <sup>RS</sup> **\$1,088,888** <sup>UN</sup> Sold Date **18-Sep-24**

Distance **2.61km**



**3/5 GREENVIEW CLOSE DONVALE  
VIC 3111**

4 2 2

Sold Price <sup>RS</sup> **\$1,120,000** <sup>UN</sup> Sold Date **19-Jul-24**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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