

## 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

2/4 Meryl Street 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Doncaster East

Period-from

01 Jan 2020

to

31 Dec 2020

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

1/32 Franklin Road Doncaster East VIC 3109	\$818,000	25-Oct-20
3/14 Amdura Road Doncaster East VIC 3109	\$880,000	08-Oct-20
2/2-4 Bellevue Avenue Doncaster East VIC 3109	\$838,000	22-Oct-20

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: 12 January 2021



**1/32 Franklin Road Doncaster East  
VIC 3109**

3 2 2

Sold Price

**\$818,000**

Sold Date **25-Oct-20**

Distance **0.8km**



**3/14 Amdura Road Doncaster East  
VIC 3109**

3 2 2

Sold Price

**\$880,000**

Sold Date **08-Oct-20**

Distance **1.68km**



**2/2-4 Bellevue Avenue Doncaster  
East VIC 3109**

3 2 2

Sold Price

**\$838,000**

Sold Date **22-Oct-20**

Distance **1.78km**

RS = Recent sale      UN = Undisclosed Sale

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