

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

4/9 LONG VALLEY WAY 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

or range
between

\$850,000

&

\$935,000

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

11/148 ANDERSONS CREEK ROAD DONCASTER EAST VIC 3109	\$920,000	24-Aug-24
12/508 BLACKBURN ROAD DONCASTER EAST VIC 3109	\$920,000	27-Jun-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.

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**11/148 ANDERSONS CREEK ROAD
DONCASTER EAST VIC 3109**

 3  2  2

Sold Price

\$920,000

Sold Date **24-Aug-24**

Distance

0.66km



**12/508 BLACKBURN ROAD
DONCASTER EAST VIC 3109**

 3  2  1

Sold Price

Sold Date **27-Jun-24**

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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