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	12 MURPHY ROAD 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	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,620,000	Property type	House	Suburb	Doncaster East
Period-from	01 Sep 2023	to	31 Aug 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
4 DAPHNE STREET DONCASTER EAST VIC 3109	$1,200,000	18-Jun-24
2 DUCKETT STREET DONCASTER EAST VIC 3109	$1,210,000	11-Nov-23
36 KIEWA STREET DONCASTER VIC 3108	$1,220,000	06-Apr-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: 11 September 2024

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4 DAPHNE STREET DONCASTER EAST VIC 3109

3 1 2

Sold Price **$1,200,000** Sold Date **18-Jun-24**

Distance **0.11km**

2 DUCKETT STREET DONCASTER EAST VIC 3109

3 1 1

Sold Price **$1,210,000** Sold Date **11-Nov-23**

Distance **1.48km**

36 KIEWA STREET DONCASTER VIC 3108

3 1 2

Sold Price **$1,220,000** Sold Date **06-Apr-24**

Distance **0.73km**

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

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