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 Houndswood Close, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between | $1,450,000 | & | $1,550,000

Median sale price

| Median price | $1,400,000 | Property Type | House | Suburb | Doncaster East |

| Period - From | 01/01/2021 | to | 31/03/2021 | Source | REIV |

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	34 The Grange TEMPLESTOWE 3106	$1,450,000	18/05/2021
2	6 Angela Ct DONCASTER EAST 3109	$1,520,000	27/03/2021
3	40 Carbine St DONVALE 3111	$1,535,000	19/01/2021

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: 23/06/2021 11:30

4   **2**

Property Type:
Divorce/Estate/Family Transfers
Land Size: 722 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
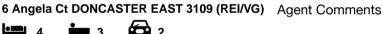March quarter 2021: $1,400,000

Comparable Properties

34 The Grange TEMPLESTOWE 3106 (REI)

4   **2**   **2**

Price: $1,450,000
Method: Private Sale
Date: 18/05/2021
Property Type: House
Land Size: 650 sqm approx

Agent Comments

6 Angela Ct DONCASTER EAST 3109 (REI/VG)

4   **3**   **2**

Price: $1,520,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 809 sqm approx

Agent Comments

40 Carbine St DONVALE 3111 (REI/VG)

4   **3**   **2**

Price: $1,535,000
Method: Private Sale
Date: 19/01/2021
Property Type: House
Land Size: 808 sqm approx

Agent Comments

Account - Philip Webb