

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

1B Katandra Place 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

\$780,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 May 2020

to

30 Apr 2021

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

5/148 Andersons Creek Road Doncaster East VIC 3109	\$808,000	07-Dec-20
5/9 Long Valley Way Doncaster East VIC 3109	\$780,000	02-Mar-21
10/148 Andersons Creek Road Doncaster East VIC 3109	\$772,000	21-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.~~

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**5/148 Andersons Creek Road
Doncaster East VIC 3109**

3 2 2

Sold Price **\$808,000** Sold Date **07-Dec-20**

Distance **0.12km**



**5/9 Long Valley Way Doncaster
East VIC 3109**

3 2 2

Sold Price **\$780,000** Sold Date **02-Mar-21**

Distance **0.61km**



**10/148 Andersons Creek Road
Doncaster East VIC 3109**

3 2 2

Sold Price **\$772,000** Sold Date **21-Oct-20**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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