

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

6 Mallard Close, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,600,000

&

\$1,750,000

Median sale price

Median price

\$1,524,000

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2022

to

31/12/2022

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	4 Balinga Ct DONCASTER EAST 3109	\$1,820,000	28/02/2023
2	13 Beverly Hills Dr TEMPLESTOWE 3106	\$1,691,000	04/03/2023
3	5 Angela Ct DONCASTER EAST 3109	\$1,536,000	08/12/2022

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:

28/03/2023 14:57



 5  3  2

Property Type: House (Res)

Land Size: 615 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

December quarter 2022: \$1,524,000

Comparable Properties



4 Balinga Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,820,000

Method: Sold Before Auction

Date: 28/02/2023

Property Type: House (Res)

Land Size: 964 sqm approx



13 Beverly Hills Dr TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  2

Price: \$1,691,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 838 sqm approx



5 Angela Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,536,000

Method: Private Sale

Date: 08/12/2022

Property Type: House

Land Size: 988 sqm approx