

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

13 BUVELOT WYND 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

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Doncaster East

Period-from

01 Sep 2021

to

31 Aug 2022

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

18 TELOPEA AVENUE DONCASTER EAST VIC 3109	\$1,550,000	11-May-22
16 PINE HILL DRIVE DONCASTER EAST VIC 3109	\$1,565,000	30-Apr-22
8 SABASON COURT DONCASTER EAST VIC 3109	\$1,576,800	05-Sep-22

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: 15 September 2022


**18 TELOPEA AVENUE DONCASTER
EAST VIC 3109**
 4  2  4

Sold Price

\$1,550,000

Sold Date

11-May-22

Distance

0.57km

**16 PINE HILL DRIVE DONCASTER
EAST VIC 3109**
 4  3  2

Sold Price

\$1,565,000

Sold Date

30-Apr-22

Distance

0.88km

**8 SABASON COURT DONCASTER
EAST VIC 3109**
 5  2  2

Sold Price

^{RS} **\$1,576,800**

Sold Date

05-Sep-22

Distance

1.03km
RS = Recent sale

UN = Undisclosed Sale

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