

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

68 Deep Creek Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,566,750 Property Type House Suburb Doncaster East

Period - From 01/10/2021 to 31/12/2021 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	3 Simone Cr DONCASTER EAST 3109	\$2,200,000	27/09/2021
2	78 Deep Creek Dr DONCASTER EAST 3109	\$2,000,000	03/02/2022
3	60 Deep Creek Dr DONCASTER EAST 3109	\$1,900,000	09/09/2021

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:

17/02/2022 14:31



 5  2  3

Property Type: House (Res)
Land Size: 1603 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
December quarter 2021: \$1,566,750

Comparable Properties



3 Simone Cr DONCASTER EAST 3109
(REI/VG)

Agent Comments

 5  3  3

Price: \$2,200,000
Method: Private Sale
Date: 27/09/2021
Property Type: House (Res)
Land Size: 1617 sqm approx



78 Deep Creek Dr DONCASTER EAST 3109
(REI)

Agent Comments

 4  3  2

Price: \$2,000,000
Method: Private Sale
Date: 03/02/2022
Property Type: House (Res)
Land Size: 1592 sqm approx



60 Deep Creek Dr DONCASTER EAST 3109
(REI/VG)

Agent Comments

 5  3  2

Price: \$1,900,000
Method: Private Sale
Date: 09/09/2021
Property Type: House
Land Size: 1606 sqm approx

Account - Barry Plant | P: 03 9842 8888