

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

10 Houndswood 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

&

\$1,760,000

Median sale price

Median price \$1,528,500

Property Type House

Suburb Doncaster East

Period - From 27/03/2022

to

26/03/2023

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	3 Honni Mews DONCASTER EAST 3109	\$1,755,000	10/12/2022
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:

27/03/2023 10:41



 4  2  2

Property Type: House
Land Size: 721 sqm approx
Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,760,000
Median House Price
 27/03/2022 - 26/03/2023: \$1,528,500

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



3 Honni Mews DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,755,000
Method: Private Sale
Date: 10/12/2022
Property Type: House
Land Size: 728 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