

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	5 Debra Way, Doncaster East, VIC 3109
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Indicative selling price

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

Price Range	\$1,250,000	&	\$1,350,000
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Median sale price

Median price	\$1,460,000	Property Type	House	Suburb	Doncaster East (3109)
Period - From	04/07/2023	to	04/07/2024	Source	Realestate

Comparable property sales

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
18 BELINDA CRESCENT, DONCASTER EAST VIC 3109	\$1,340,000	30/04/2024
19 DAPHNE STREET, DONCASTER EAST VIC 3109	\$1,335,000	23/03/2024
26 BELINDA CRESCENT, DONCASTER EAST VIC 3109	\$1,300,500	06/04/2024

This Statement of Information was prepared on: 04/07/2024