

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

2 Catherine Avenue, Doncaster East Vic 3109

Indicative selling price

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

Single price \$1,599,000

Median sale price

Median price \$1,615,400

Property Type House

Suburb Doncaster East

Period - From 01/10/2023

to 31/12/2023

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 Buvelot Wynd DONCASTER EAST 3109	\$1,730,000	16/03/2024
2	4 Pine Hill Dr DONCASTER EAST 3109	\$1,500,000	23/03/2024
3	10 Watling Tce DONCASTER EAST 3109	\$1,460,000	24/02/2024

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:

26/03/2024 14:27



 4  2  2

Property Type: House
Land Size: 702 sqm approx
Agent Comments

Indicative Selling Price
\$1,599,000
Median House Price
December quarter 2023: \$1,615,400

Comparable Properties



4 Buvelot Wynd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,730,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 612 sqm approx



4 Pine Hill Dr DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,500,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 790 sqm approx



10 Watling Tce DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,460,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 686 sqm approx