

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

4 Snow Gum Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,520,000

Property Type House

Suburb Doncaster East

Period - From 01/01/2022

to 31/12/2022

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	7 Underwood Dr DONVALE 3111	\$1,155,000	14/09/2022
2	79 Bowen Rd DONCASTER EAST 3109	\$1,150,000	12/12/2022
3	49 Argyle St DONVALE 3111	\$1,055,000	17/12/2022

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:

24/02/2023 10:58



4 2 2

Property Type: House

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



7 Underwood Dr DONVALE 3111 (REI/VG)

Agent Comments

3 1 2

Price: \$1,155,000

Method: Private Sale

Date: 14/09/2022

Property Type: House

Land Size: 650 sqm approx



79 Bowen Rd DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,150,000

Method: Private Sale

Date: 12/12/2022

Property Type: House (Res)

Land Size: 726 sqm approx



49 Argyle St DONVALE 3111 (REI)

Agent Comments

3 2 2

Price: \$1,055,000

Method: Auction Sale

Date: 17/12/2022

Property Type: House (Res)

Land Size: 675 sqm approx