

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

46 Russell Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster East

Period - From 11/02/2021

to

10/02/2022

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	6 Trevor Ct NUNAWADING 3131	\$1,250,000	25/10/2021
2	3 Marchiori Rd BLACKBURN NORTH 3130	\$1,250,000	24/08/2021
3	5 Haig Ct DONCASTER EAST 3109	\$1,190,000	14/01/2022

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:

11/02/2022 10:11



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Property Type:

Divorce/Estate/Family Transfers

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



6 Trevor Ct NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Private Sale

Date: 25/10/2021

Property Type: House

Land Size: 730 sqm approx



3 Marchiori Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

3 2 1

Price: \$1,250,000

Method: Private Sale

Date: 24/08/2021

Property Type: House

Land Size: 923 sqm approx



5 Haig Ct DONCASTER EAST 3109 (REI)

Agent Comments

4 1 2

Price: \$1,190,000

Method: Private Sale

Date: 14/01/2022

Property Type: House

Land Size: 641 sqm approx