

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

7 Kauri Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,450,000

&

\$1,595,000

Median sale price

Median price \$1,190,000

Property Type Townhouse

Suburb Doncaster East

Period - From 14/03/2022

to

13/03/2023

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	65A Maggs St DONCASTER EAST 3109	\$1,700,000	01/02/2023
2	2a Belvedere Av DONCASTER EAST 3109	\$1,485,000	22/10/2022
3	16 Peter St DONCASTER EAST 3109	\$1,425,000	30/12/2022

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:

14/03/2023 14:13



4
 3
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median Townhouse Price

14/03/2022 - 13/03/2023: \$1,190,000

Comparable Properties



65A Maggs St DONCASTER EAST 3109 (REI)

Agent Comments

4
 2
 2

Price: \$1,700,000

Method: Private Sale

Date: 01/02/2023

Property Type: Townhouse (Single)

Land Size: 385 sqm approx



2a Belvedere Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,485,000

Method: Sold Before Auction

Date: 22/10/2022

Property Type: Townhouse (Res)

Land Size: 318 sqm approx



16 Peter St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,425,000

Method: Private Sale

Date: 30/12/2022

Property Type: Townhouse (Res)

Land Size: 340 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802