

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 3 Sharne Court, Doncaster East, VIC 3109

Indicative selling price

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

Price Range \$2,500,000 & \$2,650,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East (3109)

Period - From 19/09/2023 to 19/09/2024 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
11 RICHARD STREET, DONCASTER EAST VIC 3109	\$2,560,000	24/08/2024
312 BLACKBURN ROAD, DONCASTER EAST VIC 3109	\$2,550,000	02/07/2024
17 NEDLANDS COURT, DONCASTER EAST VIC 3109	\$2,620,000	04/05/2024

This Statement of Information was prepared on: 01/10/2024