

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 Simone Crescent, Doncaster East Vic 3109

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,050,000

**Median sale price**

Median price \$1,651,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2024

to 30/06/2024

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 Rivulet PI WARRANDYTE 3113	\$3,040,000	02/09/2024
2	3 Keats CI TEMPLESTOWE 3106	\$2,150,000	19/08/2024
3	18 The Parkway TEMPLESTOWE 3106	\$3,550,000	15/04/2024

**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:

19/09/2024 10:33