

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

2 Glendora Lane, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,566,000

Property Type House

Suburb Doncaster East

Period - From 01/01/2023

to 31/03/2023

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	41 Sharon St DONCASTER 3108	\$1,430,000	29/04/2023
2	4 Octantis St DONCASTER EAST 3109	\$1,320,000	28/03/2023
3	27 Worthing Av DONCASTER EAST 3109	\$1,297,000	23/01/2023

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:

30/05/2023 10:13



 3  1  2

Property Type: House

Land Size: 653 sqm approx

Agent Comments

Comparable Properties



41 Sharon St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,430,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 656 sqm approx



4 Octantis St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,320,000

Method: Auction Sale

Date: 28/03/2023

Property Type: House (Res)

Land size: 655sqm



27 Worthing Av DONCASTER EAST 3109 (REI) **Agent Comments**

 3  1  2

Price: \$1,297,000

Method: Private Sale

Date: 23/01/2023

Property Type: House

Land Size: 821 sqm approx