

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

12 Elvie Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,490,000

&

\$1,590,000

Median sale price

Median price

\$1,705,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2023

to

30/06/2023

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	72 Devon Dr DONCASTER EAST 3109	\$1,580,000	02/08/2023
2	81 Tunstall Rd DONVALE 3111	\$1,551,000	08/06/2023
3	1090 Doncaster Rd DONCASTER EAST 3109	\$1,520,000	02/05/2023

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:

25/09/2023 10:36

12 Elvie Street, Doncaster East Vic 3109



3 bedrooms - 1 car

Property Type: House (Previously Occupied - Detached)

Land Size: 727 sqm approx

Agent Comments

Indicative Selling Price

\$1,490,000 - \$1,590,000

Median House Price

June quarter 2023: \$1,705,000

Comparable Properties



72 Devon Dr DONCASTER EAST 3109 (REI)

Agent Comments

4 bedrooms - 2 cars - 1 car

Price: \$1,580,000

Method: Private Sale

Date: 02/08/2023

Property Type: House

Land Size: 741 sqm approx



81 Tunstall Rd DONVALE 3111 (REI)

Agent Comments

6 bedrooms - 2 cars - 2 cars

Price: \$1,551,000

Method: Private Sale

Date: 08/06/2023

Property Type: Unit

Land Size: 725 sqm approx



1090 Doncaster Rd DONCASTER EAST 3109 (VG)

Agent Comments

4 bedrooms - 1 car - 1 car

Price: \$1,520,000

Method: Sale

Date: 02/05/2023

Property Type: House (Res)

Land Size: 773 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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