

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

11 GAUDION ROAD DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,900,000

&

\$2,009,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,535,000

Property type

House

Suburb

Doncaster East

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

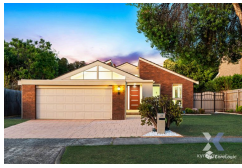
Date of sale

34 GAUDION ROAD DONCASTER EAST VIC 3109	\$1,995,000	25-Feb-23
4 PUSHKIN COURT DONCASTER EAST VIC 3109	\$2,300,000	17-Jun-23
6 LEAWARRA CRESCENT DONCASTER EAST VIC 3109	\$2,040,000	30-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 26 July 2023



**34 GAUDION ROAD DONCASTER
EAST VIC 3109**

4 2 2

Sold Price

\$1,995,000

Sold Date

25-Feb-23

Distance

0.16km



**4 PUSHKIN COURT DONCASTER
EAST VIC 3109**

4 2 2

Sold Price

^{RS} **\$2,300,000**

Sold Date

17-Jun-23

Distance

0.32km



**6 LEAWARRA CRESCENT
DONCASTER EAST VIC 3109**

5 2 2

Sold Price

\$2,040,000

Sold Date

30-Apr-23

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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