

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

7 Teak Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,564,000

Property Type House

Suburb Doncaster

Period - From 01/10/2021

to 31/12/2021

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	99 Leeds St DONCASTER EAST 3109	\$1,299,000	25/09/2021
2	20 Saxon St DONCASTER 3108	\$1,250,000	15/11/2021
3	12 Erica Ct BLACKBURN NORTH 3130	\$1,210,000	08/09/2021

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:

11/02/2022 14:56



Rooms: 6
Property Type: House
Land Size: 708 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
Median House Price
 December quarter 2021: \$1,564,000

Comparable Properties



99 Leeds St DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,299,000
Method: Auction Sale
Date: 25/09/2021
Property Type: House (Res)
Land Size: 729 sqm approx



20 Saxon St DONCASTER 3108 (REI/VG) Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 15/11/2021
Property Type: House
Land Size: 489 sqm approx

12 Erica Ct BLACKBURN NORTH 3130 (VG) Agent Comments



Price: \$1,210,000
Method: Sale
Date: 08/09/2021
Property Type: House (Res)
Land Size: 649 sqm approx

Account - Barry Plant | P: 03 9842 8888