

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

233 Andersons Creek Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,524,000

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2022

to

31/12/2022

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	9 Darren Rise DONCASTER EAST 3109	\$1,180,000	21/11/2022
2	11a Deep Creek Dr DONCASTER EAST 3109	\$1,250,000	21/12/2022
3	1 Paltarra Ct DONCASTER EAST 3109	\$1,240,000	19/08/2022

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:

24/01/2023 15:49



 4  3  2

Property Type: House
Land Size: 548 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2022: \$1,524,000

Comparable Properties

9 Darren Rise DONCASTER EAST 3109 (REI) **Agent Comments**

 5  3  2

Price: \$1,180,000
Method:
Date: 21/11/2022
Property Type: House



11a Deep Creek Dr DONCASTER EAST 3109 (REI) **Agent Comments**

 5  2  2

Price: \$1,250,000
Method: Private Sale
Date: 21/12/2022
Property Type: House
Land Size: 615 sqm approx



1 Paltarra Ct DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,240,000
Method: Private Sale
Date: 19/08/2022
Property Type: House
Land Size: 473 sqm approx

Account - Barry Plant | P: 03 9842 8888