

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

9 Harman Close, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

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.

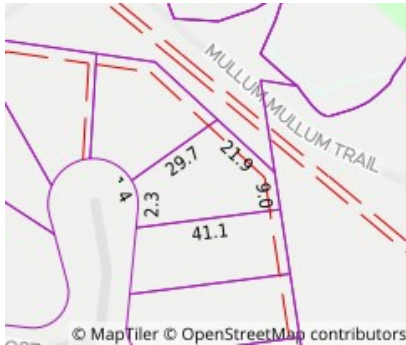
	Address of comparable property	Price	Date of sale
1	5 Ridley Ct DONCASTER EAST 3109	\$1,500,000	22/03/2023
2	52 Long Valley Way DONCASTER EAST 3109	\$1,380,000	23/03/2023
3	4 Paltarra Ct DONCASTER EAST 3109	\$1,255,000	26/11/2022

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:

16/05/2023 17:12



 4  2  2

Property Type: House
Land Size: 793.308 sqm approx
Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 March quarter 2023: \$1,566,000

Comparable Properties



5 Ridley Ct DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,500,000
Method: Private Sale
Date: 22/03/2023
Property Type: House
Land Size: 784 sqm approx



52 Long Valley Way DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  3

Price: \$1,380,000
Method: Expression of Interest
Date: 23/03/2023
Property Type: House (Res)
Land Size: 815 sqm approx



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

 4  2  2

Price: \$1,255,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 809 sqm approx