

## 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

1 Kerry Close, Doncaster East Vic 3109

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,350,000

**Median sale price**

Median price \$1,155,000

House

X

Unit

Suburb

Doncaster East

Period - From 01/07/2018

to

30/06/2019

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	11 Loxley Ct DONCASTER EAST 3109	\$1,300,000	01/06/2019
2	14 Nathan St DONCASTER 3108	\$1,280,000	22/06/2019
3	31 Ambrose St DONCASTER 3108	\$1,270,000	30/05/2019

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.

1 Kerry Close, Doncaster East Vic 3109

VICPROP

Kelvin Leong

0451189888

kelvin.leong@vicprop.com.au



4 2 4

Rooms:

Property Type: House

Land Size: 698 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000

Median House Price

Year ending June 2019: \$1,155,000

## Comparable Properties



11 Loxley Ct DONCASTER EAST 3109 (REI)

Agent Comments

4 3 -

Price: \$1,300,000

Method: Auction Sale

Date: 01/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 669 sqm approx



14 Nathan St DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,280,000

Method: Auction Sale

Date: 22/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 656 sqm approx



31 Ambrose St DONCASTER 3108 (VG)

Agent Comments

4 - -

Price: \$1,270,000

Method: Sale

Date: 30/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 688 sqm approx