

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

6 Landscape Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,308,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2020

to

31/03/2021

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	103 Landscape Dr DONCASTER EAST 3109	\$1,410,000	05/12/2020
2	60 Owens St DONCASTER EAST 3109	\$1,395,000	11/05/2021
3	1 Telopea Av DONCASTER EAST 3109	\$1,300,000	24/04/2021

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:

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

Year ending March 2021: \$1,308,000



4 2 2

Rooms: 7

Property Type: House (Res)

Land Size: 671 sqm approx

Agent Comments

Comparable Properties



103 Landscape Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,410,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 696 sqm approx



60 Owens St DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,395,000

Method: Private Sale

Date: 11/05/2021

Property Type: House (Res)

Land Size: 661 sqm approx



1 Telopea Av DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 661 sqm approx