

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

3 Kerry Close, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,460,000

Property Type House

Suburb Doncaster East

Period - From 01/10/2020

to

30/09/2021

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	2 Windella Qdrnt DONCASTER 3108	\$1,352,000	09/10/2021
2	20 Outlook Dr DONCASTER 3108	\$1,310,000	28/09/2021
3	99 Leeds St DONCASTER EAST 3109	\$1,299,000	25/09/2021

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:

16/10/2021 17:29

3 Kerry Close, Doncaster East Vic 3109



PhilipWebb

William Zhu

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Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

Year ending September 2021: \$1,460,000



Property Type: House (Previously Occupied - Detached)

Land Size: 639 sqm approx

Agent Comments

Comparable Properties

2 Windella Qdrnt DONCASTER 3108 (REI)

Agent Comments



Price: \$1,352,000

Method: Auction Sale

Date: 09/10/2021

Property Type: House (Res)



20 Outlook Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,310,000

Method: Private Sale

Date: 28/09/2021

Property Type: House (Res)

Land Size: 963 sqm approx



99 Leeds St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,299,000

Method: Auction Sale

Date: 25/09/2021

Property Type: House (Res)

Land Size: 729 sqm approx

Account - Philip Webb



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