

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

12 Orion Place, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,640,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2024

to

30/09/2024

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	23 Highfield Rd DONCASTER EAST 3109	\$1,635,000	26/10/2024
2	6 Friars Ct DONCASTER EAST 3109	\$1,493,000	24/08/2024
3	9 Canopus Dr DONCASTER EAST 3109	\$1,408,000	06/08/2024

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:

11/11/2024 15:21



 5  2  2

Property Type: House (Res)
Land Size: 727 sqm approx
Agent Comments

Indicative Selling Price
\$1,640,000
Median House Price
September quarter 2024: \$1,600,000

Comparable Properties



23 Highfield Rd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,635,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 651 sqm approx



6 Friars Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,493,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 656 sqm approx



9 Canopus Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,408,000
Method: Private Sale
Date: 06/08/2024
Property Type: House
Land Size: 695 sqm approx

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