

# 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 54 Newlands Crescent, 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 \$1,680,000

### 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	8 Barwon Ct DONVALE 3111	\$1,852,000	13/05/2023
2	2 Wallara CI DONCASTER EAST 3109	\$1,790,000	01/05/2023
3	5 Ridley Ct DONCASTER EAST 3109	\$1,500,000	22/03/2023

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: 02/06/2023 10:58



4   2   2

**Property Type:** House  
**Land Size:** 652 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,680,000  
**Median House Price**  
March quarter 2023: \$1,566,000

## Comparable Properties



**8 Barwon Ct DONVALE 3111 (REI)**

**Agent Comments**

5   2   2

**Price:** \$1,852,000  
**Method:** Auction Sale  
**Date:** 13/05/2023  
**Property Type:** House (Res)  
**Land Size:** 723 sqm approx



**2 Wallara CI DONCASTER EAST 3109 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,790,000  
**Method:** Private Sale  
**Date:** 01/05/2023  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx



**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

**Account - Barry Plant | P: 03 9842 8888**