

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

2 Paula Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,620,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2024

to

31/03/2024

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	45 Rosella St DONCASTER EAST 3109	\$1,650,000	22/02/2024
2	45 Paula Cr DONCASTER EAST 3109	\$1,500,000	11/12/2023
3	66 Thea Gr DONCASTER EAST 3109	\$1,390,000	16/12/2023

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:

15/05/2024 11:16



 4  2  2

Property Type: House
Land Size: 740 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
March quarter 2024: \$1,620,000

Comparable Properties



45 Rosella St DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  2

Price: \$1,650,000
Method: Private Sale
Date: 22/02/2024
Property Type: House
Land Size: 778 sqm approx



45 Paula Cr DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 4  2  4

Price: \$1,500,000
Method: Sold Before Auction
Date: 11/12/2023
Property Type: House (Res)
Land Size: 931 sqm approx



66 Thea Gr DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,390,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 729 sqm approx