

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

9 Happy Valley Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,150,000

Property Type House

Suburb Doncaster East

Period - From 01/10/2018

to 30/09/2019

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	26 Buvelot Wynd DONCASTER EAST 3109	\$1,060,000	31/08/2019
2	3 Hallifax Ct DONCASTER EAST 3109	\$1,020,000	07/09/2019
3	1 Montreal Dr DONCASTER EAST 3109	\$955,000	14/09/2019

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:

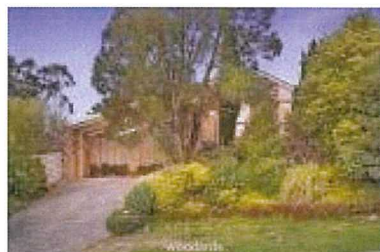
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Property Type: House (Previously Occupied - Detached)
Land Size: 753 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending September 2019: \$1,150,000

Comparable Properties



26 Buvelot Wynd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,060,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)
Land Size: 649 sqm approx



3 Hallifax Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,020,000
Method: Auction Sale
Date: 07/09/2019
Property Type: House (Res)
Land Size: 931 sqm approx



1 Montreal Dr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$955,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 789 sqm approx