

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

4 Nolan Close, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

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	11 Gaudion Rd DONCASTER EAST 3109	\$1,868,888	13/02/2024
2	1 Longstaff Ct DONCASTER EAST 3109	\$1,835,000	01/02/2024
3	3 Pepper Ct TEMPLESTOWE 3106	\$1,800,000	20/05/2024

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:

03/07/2024 14:58



 6  3  2

Property Type: House (Res)

Land Size: 812 sqm approx

Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000 **Median**
House Price
March quarter 2024: \$1,620,000

Comparable Properties



11 Gaudion Rd DONCASTER EAST 3109
(REI/VG)

Agent Comments

 5  2  2

Price: \$1,868,888

Method: Private Sale

Date: 13/02/2024

Property Type: House (Res)

Land Size: 839 sqm approx



1 Longstaff Ct DONCASTER EAST 3109
(REI/VG)

Agent Comments

 5  2  2

Price: \$1,835,000

Method: Private Sale

Date: 01/02/2024

Property Type: House

Land Size: 820 sqm approx



3 Pepper Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,800,000

Method: Private Sale

Date: 20/05/2024

Property Type: House

Land Size: 948 sqm approx

Account - Barry Plant | P: 03 9842 8888