Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	8 Rosamond Crescent, Doncaster East Vic 3109
Including suburb and	
postcode	

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	\$1,400,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/01/2021	to	31/03/2021		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

7,01	aress of comparable property	1 1100	Date of Sale
1	54 Landscape Dr DONCASTER EAST 3109	\$1,500,000	08/05/2021
2	7 Ireland Av DONCASTER EAST 3109	\$1,436,000	20/03/2021
3	109 Woodhouse Rd DONVALE 3111	\$1,456,000	15/03/2021

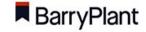
OR

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:	26/05/2021 11:05



Date of sale









Property Type: House Land Size: 848 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price**

March quarter 2021: \$1,400,000

Comparable Properties



54 Landscape Dr DONCASTER EAST 3109

(REI)

Price: \$1,500,000 Method: Auction Sale Date: 08/05/2021

Property Type: House (Res) Land Size: 856 sqm approx

Agent Comments









Price: \$1,436,000 Method: Auction Sale Date: 20/03/2021 Rooms: 8

Property Type: House Land Size: 897 sqm approx Agent Comments









Price: \$1,456,000 Method: Private Sale Date: 15/03/2021 Property Type: House Land Size: 791 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888



