

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

5 Meldrum Close, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,490,500

Property Type House

Suburb Doncaster East

Period - From 01/07/2022

to

30/09/2022

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 Meldrum CI DONCASTER EAST 3109	\$1,800,000	19/11/2022
2	13 Buvelot Wynd DONCASTER EAST 3109	\$1,635,000	15/10/2022
3	21 Saturn Tce DONCASTER EAST 3109	\$1,530,000	01/10/2022

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:

22/11/2022 12:38



 5  2  2

Property Type: House
Land Size: 631 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
September quarter 2022: \$1,490,500

Comparable Properties



11 Meldrum CI DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  2

Price: \$1,800,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 616 sqm approx



13 Buvelot Wynd DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  2

Price: \$1,635,000
Method: Auction Sale
Date: 15/10/2022
Rooms: 6
Property Type: House (Res)
Land Size: 718 sqm approx



21 Saturn Tce DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 4  3  2

Price: \$1,530,000
Method: Auction Sale
Date: 01/10/2022
Property Type: House (Res)
Land Size: 769 sqm approx

Account - Barry Plant | P: 03 9842 8888