

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

31 Huntingfield Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,524,000 Property Type House Suburb Doncaster East

Period - From 01/10/2022 to 31/12/2022 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.

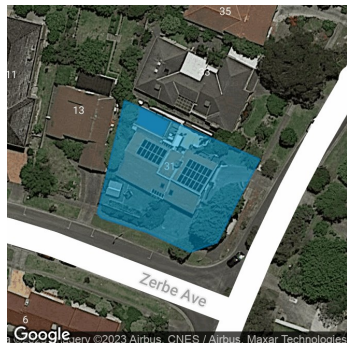
	Address of comparable property	Price	Date of sale
1	7 Tennyson Ct TEMPLESTOWE 3106	\$1,605,000	17/12/2022
2	2 Ashton Rise DONCASTER EAST 3109	\$1,542,000	11/02/2023
3	5 Angela Ct DONCASTER EAST 3109	\$1,536,000	08/12/2022

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:

17/02/2023 12:28



Property Type: House (Previously Occupied - Detached)
Land Size: 770 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
December quarter 2022: \$1,524,000

Comparable Properties



7 Tennyson Ct TEMPLESTOWE 3106 (REI)

[Agent Comments](#)



Price: \$1,605,000
Method: Auction Sale
Date: 17/12/2022
Property Type: House (Res)
Land Size: 791 sqm approx



2 Ashton Rise DONCASTER EAST 3109 (REI)

[Agent Comments](#)



Price: \$1,542,000
Method: Auction Sale
Date: 11/02/2023
Property Type: House (Res)
Land Size: 502 sqm approx



5 Angela Ct DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)



Price: \$1,536,000
Method: Private Sale
Date: 08/12/2022
Property Type: House
Land Size: 988 sqm approx