

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

3 Domain Rise, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,380,000

&

\$1,518,000

Median sale price

Median price \$1,566,750

Property Type House

Suburb Doncaster East

Period - From 01/10/2021

to 31/12/2021

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	Price	Date of sale
1	62 Huntingfield Dr DONCASTER EAST 3109	\$1,500,000	13/10/2021
2	20 Woodhouse Rd DONCASTER EAST 3109	\$1,435,000	02/02/2022
3	3 Celeste St DONCASTER EAST 3109	\$1,380,000	23/03/2022

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:

29/03/2022 14:11



 3  2  2

Rooms: 8
Property Type: House
Land Size: 718 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,380,000 - \$1,518,000
Median House Price
 December quarter 2021: \$1,566,750

Comparable Properties



62 Huntingfield Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,500,000
Method: Sold Before Auction
Date: 13/10/2021
Property Type: House (Res)
Land Size: 782 sqm approx



20 Woodhouse Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,435,000
Method: Sold Before Auction
Date: 02/02/2022
Property Type: House (Res)
Land Size: 654 sqm approx



3 Celeste St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,380,000
Method: Private Sale
Date: 23/03/2022
Property Type: House (Res)
Land Size: 642 sqm approx