

# 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

2 Burge Court, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,185,000

&

\$1,285,000

### Median sale price\*

Median price \$1,308,000

Property Type House

Suburb Doncaster East

Period - From 11/11/2020

to

11/05/2021

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	73 Canopus Dr DONCASTER EAST 3109	\$1,280,000	27/03/2021
2	354 Serpells Rd DONCASTER EAST 3109	\$1,230,000	15/12/2020
3	46 Roy St DONVALE 3111	\$1,185,000	06/02/2021

**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:

11/05/2021 17:27



3 2 2

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 728 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,185,000 - \$1,285,000  
**Median House Price \***  
11/11/2020 - 11/05/2021: \$1,308,000  
\* Agent calculated median

## Comparable Properties



73 Canopus Dr DONCASTER EAST 3109 (REI) Agent Comments

4 2 2

**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 657 sqm approx



354 Serpells Rd DONCASTER EAST 3109 (VG) Agent Comments

3 - -

**Price:** \$1,230,000  
**Method:** Sale  
**Date:** 15/12/2020  
**Property Type:** House (Res)  
**Land Size:** 826 sqm approx



46 Roy St DONVALE 3111 (REI/VG)

Agent Comments

4 2 1

**Price:** \$1,185,000  
**Method:** Auction Sale  
**Date:** 06/02/2021  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx