

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

8 Koala Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,544,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2021

to

31/03/2022

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 Teak Ct DONCASTER 3108	\$1,300,000	05/03/2022
2	1 Brindy Cr DONCASTER EAST 3109	\$1,281,000	05/02/2022
3	36 Karen St BOX HILL NORTH 3129	\$1,240,000	20/03/2022

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:

20/04/2022 15:39



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending March 2022: \$1,544,000

Comparable Properties



7 Teak Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 708 sqm approx



1 Brindy Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,281,000
Method: Private Sale
Date: 05/02/2022
Property Type: House (Res)
Land Size: 618 sqm approx



36 Karen St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,240,000
Method: Auction Sale
Date: 20/03/2022
Property Type: House (Res)
Land Size: 676 sqm approx

Account - Philip Webb