

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 16A Oran Court, Doncaster East, VIC 3109

Indicative selling price

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

Price Range \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,485,500 Property Type House Suburb Doncaster East (3109)

Period - From 01/02/2021 to 01/02/2022 Source Real Estate

Comparable property sales

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
17 HAMILTON CRESCENT, DONCASTER EAST VIC 3109	\$2,105,000	19/03/2022
19 BARRABOOL STREET, DONCASTER EAST VIC 3109	\$1,900,000	19/03/2022
19a AVOCET STREET, DONCASTER EAST VIC 3109	\$1,930,888	31/03/2022

This Statement of Information was prepared on: 04/05/2022