

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

11 Lambert Place, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,580,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2024

to

30/09/2024

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	46 Landscape Dr DONCASTER EAST 3109	\$1,420,000	30/11/2024
2	1 Taurus Rd DONCASTER EAST 3109	\$1,525,000	19/10/2024
3	5 Landscape Dr DONCASTER EAST 3109	\$1,410,000	16/10/2024

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:

23/12/2024 12:31



 4
  2
  2

Property Type: House (Res)

Land Size: 648 sqm approx

Agent Comments

Indicative Selling Price

\$1,580,000

Median House Price

September quarter 2024: \$1,600,000

Comparable Properties



46 Landscape Dr DONCASTER EAST 3109 (REI)

Agent Comments

 4
  2
  2

Price: \$1,420,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 658 sqm approx



1 Taurus Rd DONCASTER EAST 3109 (REI)

Agent Comments

 4
  2
  2

Price: \$1,525,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 649 sqm approx



5 Landscape Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,410,000

Method: Sold Before Auction

Date: 16/10/2024

Property Type: House (Res)

Land Size: 675 sqm approx

Account - Barry Plant | P: 03 9842 8888



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