

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

7 Simone Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Doncaster East

Period - From 01/01/2021 to 31/03/2021 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	12 Jonquil Ct DONCASTER EAST 3109	\$1,858,000	27/02/2021
2	287 Serpells Rd TEMPLESTOWE 3106	\$1,820,000	20/03/2021
3	13 Oliver Rd TEMPLESTOWE 3106	\$1,810,000	19/03/2021

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: 19/04/2021 10:57



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Property Type: House
Land Size: 1604 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
March quarter 2021: \$1,400,000

Comparable Properties



12 Jonquil Ct DONCASTER EAST 3109 (REI) **Agent Comments**

 5  3  2

Price: \$1,858,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 691 sqm approx

287 Serpells Rd TEMPLESTOWE 3106 (REI) **Agent Comments**

 4  2  2

Price: \$1,820,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 825 sqm approx



13 Oliver Rd TEMPLESTOWE 3106 (REI) **Agent Comments**

 4  2  2

Price: \$1,810,000
Method: Private Sale
Date: 19/03/2021
Property Type: House (Res)