

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

9 Moore Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

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	76 The Grange TEMPLESTOWE 3106	\$1,350,000	22/05/2021
2	60 Owens St DONCASTER EAST 3109	\$1,395,000	11/05/2021
3	5 The Grange TEMPLESTOWE 3106	\$1,301,000	01/05/2021

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:

12/07/2021 08:27



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
March quarter 2021: \$1,400,000

Comparable Properties



76 The Grange TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,350,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)
Land Size: 649 sqm approx



60 Owens St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,395,000
Method: Private Sale
Date: 11/05/2021
Property Type: House (Res)
Land Size: 661 sqm approx

5 The Grange TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,301,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)
Land Size: 652 sqm approx