

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

1 Karen Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price*

Median price \$1,278,000

Property Type House

Suburb Doncaster East

Period - From 21/08/2019

to

21/02/2020

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	9 Grange Park Av DONCASTER 3108	\$1,205,000	09/09/2019
2	34 Grange Park Av DONCASTER 3108	\$1,150,000	23/08/2019
3	2 Boyland Ct BOX HILL NORTH 3129	\$1,100,000	31/08/2019

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:

21/02/2020 14:10



🛏 4 🛏 2 🚗 2

Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price *
21/08/2019 - 21/02/2020: \$1,278,000
* Agent calculated median

Comparable Properties



9 Grange Park Av DONCASTER 3108 (REI/VG) **Agent Comments**

🛏 3 🛏 3 🚗 2

Price: \$1,205,000
Method: Private Sale
Date: 09/09/2019
Property Type: House
Land Size: 700 sqm approx



34 Grange Park Av DONCASTER 3108 (VG) **Agent Comments**

🛏 4 🛏 - 🚗 -

Price: \$1,150,000
Method: Sale
Date: 23/08/2019
Property Type: House (Res)
Land Size: 669 sqm approx



2 Boyland Ct BOX HILL NORTH 3129 (REI/VG) **Agent Comments**

🛏 4 🛏 2 🚗 2

Price: \$1,100,000
Method: Auction Sale
Date: 31/08/2019
Rooms: 7
Property Type: House (Res)
Land Size: 600 sqm approx