

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

4 Navel Row, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,651,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2024

to

30/06/2024

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	3 Lyons PI DONCASTER EAST 3109	\$1,700,000	07/08/2024
2	5 Harrington PI DONCASTER EAST 3109	\$1,768,800	20/07/2024
3	124 Landscape Dr DONCASTER EAST 3109	\$1,600,000	06/07/2024

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:

14/08/2024 13:14



 4  2  2

Property Type: House (Res)

Land Size: 898 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

June quarter 2024: \$1,651,000

Comparable Properties



3 Lyons PI DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,700,000

Method: Sold Before Auction

Date: 07/08/2024

Property Type: House

Land Size: 1031 sqm approx



5 Harrington PI DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  2

Price: \$1,768,800

Method: Auction Sale

Date: 20/07/2024

Property Type: House (Res)

Land Size: 851 sqm approx



124 Landscape Dr DONCASTER EAST 3109 (REI)

Agent Comments

 5  2  2

Price: \$1,600,000

Method: Auction Sale

Date: 06/07/2024

Property Type: House (Res)