

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

63 MORELLO CIRCLE DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,280,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Doncaster East

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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 6 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 PEACHWOOD RISE DONCASTER EAST VIC 3109	\$1,301,000	17-Sep-22
17 TEMPLEMORE DRIVE TEMPLESTOWE VIC 3106	\$1,310,000	26-Oct-22
38 SANTA ROSA BOULEVARD DONCASTER EAST VIC 3109	\$1,302,000	16-Jul-22

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 6 months.

This Statement of Information was prepared on: 05 December 2022



1 PEACHWOOD RISE DONCASTER EAST VIC 3109

4 2 2

Sold Price

^{RS}

\$1,301,000

Sold Date

17-Sep-22

Distance

0.73km



17 TEMPLEMORE DRIVE TEMPLESTOWE VIC 3106

3 2 2

Sold Price

^{RS}

\$1,310,000

Sold Date

26-Oct-22

Distance

1.15km



38 SANTA ROSA BOULEVARD DONCASTER EAST VIC 3109

4 2 2

Sold Price

\$1,302,000

Sold Date

16-Jul-22

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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