

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

2 Erin Court, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,688,000

Median sale price

Median price

\$1,505,000

Property Type

House

Suburb

Doncaster

Period - From

01/10/2023

to

31/12/2023

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	7 Westfield Dr DONCASTER 3108	\$1,750,000	09/12/2023
2	37 Clay Dr DONCASTER 3108	\$1,700,000	02/03/2024
3	29 Church Rd DONCASTER 3108	\$1,588,888	24/12/2023

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:

05/03/2024 10:26



 4  2  2

Property Type: House (Res)

Land Size: 875 sqm approx

Agent Comments

Indicative Selling Price

\$1,688,000

Median House Price

December quarter 2023: \$1,505,000

Comparable Properties



7 Westfield Dr DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,750,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 863 sqm approx



37 Clay Dr DONCASTER 3108 (REI)

Agent Comments

 4  2  5

Price: \$1,700,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 777 sqm approx



29 Church Rd DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,588,888

Method: Private Sale

Date: 24/12/2023

Property Type: House

Land Size: 736 sqm approx