

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

5 Carmen Close, 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

\$1,362,000

Median sale price

Median price

\$1,310,000

Property type

House

Suburb

Doncaster East

Period - From

OCT 20

to

DEC 20

Source

REIV

Comparable property sales

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
5 Haldane Court, Doncaster East 3109	\$1,370,000	27/03/2021
2 Haldane Court, Doncaster East 3109	\$1,515,000	22/01/2021
1 Hay Court, Doncaster East 3109	\$1,250,000	12/12/2021

This Statement of Information was prepared on:

16/04/2021

Comparable properties



\$1,370,000

5 Haldane Court, Doncaster East 3109

DATE: 27.03.2021

PROPERTY TYPE: House

 4  2
 2  864 sqm



\$1,515,000

2 Haldane Court, Doncaster East 3109

DATE: 22.01.2021

PROPERTY TYPE: House

 4  2
 2  986 sqm



\$1,250,000

1 Hay Court, Doncaster East 3109

DATE: 13.12.2021

PROPERTY TYPE: House

 5  3
 2  814 sqm x

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Our Difference



Average of only
21 days on market



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marketing fees



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