

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

9a Rosamond Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,210,000

Property Type Townhouse

Suburb Doncaster East

Period - From 27/10/2021

to

26/10/2022

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	15 Montgomery St DONCASTER EAST 3109	\$1,281,300	13/08/2022
2			
3			

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:

27/10/2022 15:36

9a Rosamond Crescent, Doncaster East Vic 3109



Peter Moulden

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median Townhouse Price

27/10/2021 - 26/10/2022: \$1,210,000



3 2 2

Property Type: Townhouse

Land Size: 392 sqm approx

Agent Comments

Comparable Properties



15 Montgomery St DONCASTER EAST 3109
(REI/VG)

Agent Comments

3 2 2

Price: \$1,281,300

Method: Private Sale

Date: 13/08/2022

Property Type: Townhouse (Res)

Land Size: 407 sqm approx

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.

Account - Hoskins | P: 98747677, 9722 9755



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