

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 Newlands Crescent, Doncaster East

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

\$1,485,000

Median sale priceMedian price

\$1,620,000

Property type

House

Suburb

Doncaster East

Period - From

1/1/2024

to

31/12/2024

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
1. 10 Jefferson Grove, Doncaster East	\$ 1,650,00	4/11/2023
2. 65 Pine Hill Drive, Doncaster East	\$ 1,530,000	5/02/2024
3. 30 Springwood Close, Donvale	\$1,655,000	1/11/2023

This Statement of Information was prepared on:

27/05/2024

Comparable properties



\$ 1,650,000

10 Jefferson Grove, Doncaster East, Victoria

DATE: 4/11/2023

PROPERTY TYPE: HOUSE

 4  2
 2  881 sqm



\$ 1,530,000

65 Pine Hill Drive, Doncaster East, Victoria

DATE: 5/02/2024

PROPERTY TYPE:

 5  3
 2  827 sqm




\$ 1,655,000

30 Springwood Close, Donvale, Victoria

DATE: 1/11/2023

PROPERTY TYPE:

 4  2
 2  785sqm x

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21 days on market



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