

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

68 Andersons Creek Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,240,000

&

\$1,350,000

Median sale price

Median price

\$1,214,444

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2019

to

31/03/2020

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	2 Maroney Ct DONCASTER EAST 3109	\$1,330,000	19/02/2020
2	1 Olron Rise DONCASTER EAST 3109	\$1,328,800	01/04/2020
3	3 Streeton La DONCASTER EAST 3109	\$1,285,000	30/03/2020

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:

14/07/2020 16:25



 4  2  2

Property Type: Land
Land Size: 591 sqm approx
Agent Comments

Indicative Selling Price
\$1,240,000 - \$1,350,000
Median House Price
Year ending March 2020: \$1,214,444

Comparable Properties



2 Maroney Ct DONCASTER EAST 3109 (VG)

Agent Comments

 4  -  -

Price: \$1,330,000
Method: Sale
Date: 19/02/2020
Property Type: House (Res)
Land Size: 652 sqm approx



1 Olron Rise DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,328,800
Method: Private Sale
Date: 01/04/2020
Property Type: House
Land Size: 650 sqm approx



3 Streeton La DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,285,000
Method: Sold Before Auction
Date: 30/03/2020
Property Type: House (Res)
Land Size: 583 sqm approx