

# 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

32 Paula Crescent, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,700,000

### Median sale price

Median price

\$1,615,400

Property Type

House

Suburb

Doncaster East

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 | 1 Epsom Ct DONVALE 3111            | \$1,680,000 | 06/05/2023   |
| 2 | 57 Roy St DONVALE 3111             | \$1,550,000 | 25/07/2023   |
| 3 | 3 Grevillea Rd DONCASTER EAST 3109 | \$1,390,000 | 24/07/2023   |

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:

06/02/2024 10:28



 5  3  2

**Property Type:** House (Res)

**Land Size:** 725 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,700,000

**Median House Price**

December quarter 2023: \$1,615,400

## Comparable Properties



**1 Epsom Ct DONVALE 3111 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,680,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** House (Res)

**Land Size:** 876 sqm approx



**57 Roy St DONVALE 3111 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 25/07/2023

**Property Type:** House (Res)

**Land Size:** 757 sqm approx



**3 Grevillea Rd DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4  2  3

**Price:** \$1,390,000

**Method:** Private Sale

**Date:** 24/07/2023

**Property Type:** House

**Land Size:** 725 sqm approx

**Account - Barry Plant** | P: 03 9842 8888