

# 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

18 Treevalley Drive, Doncaster East Vic 3109

### Indicative selling price

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

Single price

\$1,929,000

### Median sale price

Median price

\$1,490,500

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2022

to

30/09/2022

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	1 Mallard CI DONCASTER EAST 3109	\$2,100,000	04/07/2022
2	64 Newlands Cr DONCASTER EAST 3109	\$1,825,000	27/08/2022
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:

31/10/2022 14:08



 5  3  2

**Property Type:** House (Res)

**Land Size:** 600 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,929,000

**Median House Price**

September quarter 2022: \$1,490,500

## Comparable Properties



**1 Mallard CI DONCASTER EAST 3109 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$2,100,000

**Method:** Private Sale

**Date:** 04/07/2022

**Property Type:** House (Res)

**Land Size:** 710 sqm approx



**64 Newlands Cr DONCASTER EAST 3109 (REI/VG)** **Agent Comments**

 4  3  2

**Price:** \$1,825,000

**Method:** Auction Sale

**Date:** 27/08/2022

**Property Type:** House (Res)

**Land Size:** 776 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.