

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

58 Landscape Drive, Doncaster East Vic 3109

Indicative selling price

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

Single price \$1,600,000

Median sale price

Median price \$1,576,150

Property Type House

Suburb Doncaster East

Period - From 10/07/2022

to

09/07/2023

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	9 Mccubbin Tce DONCASTER EAST 3109	\$1,700,000	06/05/2023
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:

10/07/2023 18:35



 5  3  3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,600,000

Median House Price

10/07/2022 - 09/07/2023: \$1,576,150

Comparable Properties



9 Mccubbin Tce DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,700,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 555 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.