

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

45 Gedye Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,280,000

&

\$1,380,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2023

to

30/09/2023

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	7 Larkspur Av DONCASTER 3108	\$1,370,000	09/07/2023
2	31 Morinda Cr DONCASTER EAST 3109	\$1,400,000	25/11/2023
3	39 Gedye St DONCASTER EAST 3109	\$1,200,000	15/09/2023

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:

10/01/2024 17:13



 4  2  3

Property Type: House
Land Size: 664 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,380,000
Median House Price
September quarter 2023: \$1,650,000

Comparable Properties

7 Larkspur Av DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,370,000
Method:
Date: 09/07/2023
Property Type: House



31 Morinda Cr DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  1

Price: \$1,400,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 651 sqm approx



39 Gedye St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,200,000
Method: Private Sale
Date: 15/09/2023
Property Type: House (Res)
Land Size: 693 sqm approx

Account - Barry Plant | P: (03) 9431 1243