

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

14 Peachwood Rise, Doncaster East Vic 3109

Indicative selling price

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

Single price \$1,450,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Doncaster East

Period - From 01/01/2020

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	290 Serpells Rd TEMPLESTOWE 3106	\$1,440,000	07/04/2020
2	12 Hailey Ct TEMPLESTOWE 3106	\$1,415,000	08/11/2019
3	14 Anthlin Ct TEMPLESTOWE 3106	\$1,388,000	01/04/2020

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:

25/04/2020 11:29



 4  2  2

Property Type: House (Res)
Land Size: 796.882 sqm approx
Agent Comments

Indicative Selling Price

\$1,450,000

Median House Price

March quarter 2020: \$1,270,000

Comparable Properties



290 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,440,000
Method: Sold Before Auction
Date: 07/04/2020
Property Type: House
Land Size: 802 sqm approx



12 Hailey Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,415,000
Method: Private Sale
Date: 08/11/2019
Property Type: House
Land Size: 780 sqm approx



14 Anthlin Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,388,000
Method: Private Sale
Date: 01/04/2020
Property Type: House
Land Size: 670 sqm approx