# 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              | 2 Mccubbin Terrace, Doncaster East Vic 3109 |
|----------------------|---|
| Including suburb and |   |
| postcode             |   |
|                      |   |

### Indicative selling price

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

Single price \$1,650,000

### Median sale price

| Median price  | \$1,615,400 | Pro | perty 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)

<del>A\*</del> 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

| Add | dress of comparable property        | Price       | Date of sale |
|-----|-------------------------------------|-------------|--------------|
| 1   | 5 Correa Ct DONCASTER EAST 3109     | \$1,610,800 | 17/11/2023   |
| 2   | 24 Buvelot Wynd DONCASTER EAST 3109 | \$1,500,000 | 02/09/2023   |
| 3   | 5 Mccubbin Tce DONCASTER EAST 3109  | \$1,480,000 | 21/10/2023   |

#### 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: | 25/03/2024 17:24 |
|--|------------------|











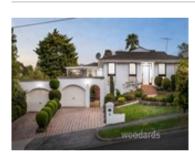
Property Type: House Land Size: 588 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,650,000 **Median House Price** 

December quarter 2023: \$1,615,400

# Comparable Properties



5 Correa Ct DONCASTER EAST 3109 (REI/VG) Agent Comments

Price: \$1,610,800 Method: Private Sale Date: 17/11/2023 Property Type: House Land Size: 650 sqm approx

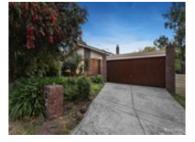


24 Buvelot Wynd DONCASTER EAST 3109

(REI/VG)

Price: \$1,500,000 Method: Auction Sale Date: 02/09/2023

Property Type: House (Res) Land Size: 629 sqm approx Agent Comments



**5 Mccubbin Tce DONCASTER EAST 3109** 

(REI/VG)

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Price: \$1,480,000 Method: Auction Sale Date: 21/10/2023

Property Type: House (Res) Land Size: 615 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



