

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

65 Deep Creek Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,705,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2023

to

30/06/2023

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	42 Tidcombe Cr DONCASTER EAST 3109	\$2,590,000	27/04/2023
2	2 Swansfield Ct WARRANDYTE 3113	\$2,175,000	22/07/2023
3	7 Bramber Ct TEMPLESTOWE 3106	\$1,777,000	08/07/2023

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:

08/09/2023 14:10



 5  3  3

Rooms: 8
Property Type: House
Land Size: 1592 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 June quarter 2023: \$1,705,000

Comparable Properties



42 Tidcombe Cr DONCASTER EAST 3109 (REI)

Agent Comments

 5  4  3

Price: \$2,590,000
Method: Private Sale
Date: 27/04/2023
Property Type: House (Res)
Land Size: 1296 sqm approx



2 Swansfield Ct WARRANDYTE 3113 (REI)

Agent Comments

 5  3  2

Price: \$2,175,000
Method: Auction Sale
Date: 22/07/2023
Property Type: House (Res)
Land Size: 4037 sqm approx



7 Bramber Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  2

Price: \$1,777,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 1022 sqm approx

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