

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

2 Heysen Grove, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$2,300,000

&

\$2,500,000

Median sale price

Median price

\$1,566,750

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2021

to

31/12/2021

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	41 Shakespeare Dr TEMPLESTOWE 3106	\$2,467,000	09/10/2021
2	11 Richard St DONCASTER EAST 3109	\$2,410,000	27/11/2021
3	29 Meredith Av TEMPLESTOWE 3106	\$2,350,000	02/04/2022

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:

08/04/2022 09:49



4 5 2

Rooms: 9
Property Type: House (Res)
Land Size: 511 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
December quarter 2021: \$1,566,750

Comparable Properties



41 Shakespeare Dr TEMPLESTOWE 3106
(REI/VG)

Agent Comments

4 4 2

Price: \$2,467,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House
Land Size: 790 sqm approx



11 Richard St DONCASTER EAST 3109
(REI/VG)

Agent Comments

5 3 2

Price: \$2,410,000
Method: Auction Sale
Date: 27/11/2021
Property Type: House (Res)
Land Size: 725 sqm approx



29 Meredith Av TEMPLESTOWE 3106 (REI)

Agent Comments

4 4 3

Price: \$2,350,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 805 sqm approx