

## 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 Iris Court, Doncaster East

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$2,275,000

**Median sale price**Median price 

\$1,566,000

Property type 

House

Suburb 

Doncaster East

Period - From 

Jan 2023

to

March 2023

Source 

REIV

**Comparable property sales**

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. 248 Serpells Road, Templestowe	\$ 2,315,000	17/6/2023
2. 13 Bicentennial Court, Doncaster East	\$ 2,300,000	11/3/2023
3. 7 Peppermint Court, Doncaster East	\$ 2,217,000	17/6/2023

This Statement of Information was prepared on: 

5/7/2023

## Comparable properties



**\$ 2,315,000**

248 Serpells Road, Templestowe, Victoria

DATE: 17/6/2023

PROPERTY TYPE:

 4     2  
 2     786 sqm



**\$ 2,300,000**

13 Bicentennial Court, Doncaster East, Victoria

DATE: 11/3/2023

PROPERTY TYPE:

 5     4  
 3     1,014 sqm



**\$ 2,217,000**

7 Peppermint Court, Doncaster East, Victoria

DATE: 17/6/2023

PROPERTY TYPE:

 4     2  
 2     856 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee