

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 Long Valley Way, Doncaster East, VIC 3109

Indicative selling price

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

Price Range \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,565,000 Property Type House Suburb Doncaster East (3109)

Period - From 03/04/2022 to 03/04/2023 Source Realestate

Comparable property sales

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
52 LONG VALLEY WAY, DONCASTER EAST VIC 3109	\$1,380,000	23/03/2023
43 SNOW GUM ROAD, DONCASTER EAST VIC 3109	\$1,380,000	25/03/2023
233 ANDERSONS CREEK ROAD, DONCASTER EAST VIC 3109	\$1,236,000	18/02/2023

This Statement of Information was prepared on: 28/04/2023