

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

32 Mckenzie Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,544,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2021

to 31/03/2022

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	11 Reddington Tce DONCASTER EAST 3109	\$1,935,000	08/03/2022
2	3 Sandhurst Av DONCASTER EAST 3109	\$1,818,000	09/04/2022
3			

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:

16/05/2022 11:35



 2  2  2

Rooms: 5
Property Type: House (Res)
Land Size: 665 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
Year ending March 2022: \$1,544,000

Comparable Properties



11 Reddington Tce DONCASTER EAST 3109 (REI) [Agent Comments](#)

 5  3  2

Price: \$1,935,000
Method: Auction Sale
Date: 08/03/2022
Property Type: House (Res)
Land Size: 679 sqm approx



3 Sandhurst Av DONCASTER EAST 3109 (REI) [Agent Comments](#)

 4  2  2

Price: \$1,818,000
Method: Private Sale
Date: 09/04/2022
Property Type: House (Res)
Land Size: 650 sqm approx

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.

Account - Philip Webb