

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 41 Andersons Creek Road, Doncaster East, VIC 3109

Indicative selling price

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

Price Range

\$1,580,000

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\$1,680,000

Median sale price

Median price

\$1,428,000

Property Type

House

Suburb

Doncaster East (3109)

Period - From

30/09/2020

to

30/09/2021

Source

Realestate

Comparable property sales

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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
20 BALI HI BOULEVARD, TEMPLESTOWE VIC 3106	\$1,815,000	10/10/2021
19 HARMAN CLOSE, DONCASTER EAST VIC 3109	\$1,701,000	01/10/2021
5 REGENCY PLACE, DONCASTER EAST VIC 3109	\$1,808,000	28/08/2021

This Statement of Information was prepared on: 20/10/2021