

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

15 Sanders Road, Doncaster East Vic 3109
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Indicative selling price

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

Range between

\$2,000,000

 &

\$2,150,000

Median sale price

Median price

\$1,600,000

 Property Type

House

 Suburb

Doncaster East

Period - From

01/07/2024

 to

30/09/2024

 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	2 Cresthaven Ct DONVALE 3111	\$2,015,000	07/12/2024
2	39 Maggs St DONCASTER EAST 3109	\$2,020,000	23/11/2024
3	23 Woodhall Wynd DONVALE 3111	\$1,940,000	01/11/2024

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:

09/12/2024 14:25

Mark Di Giulio
9842 8888
0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$2,000,000 - \$2,150,000

Median House Price

September quarter 2024: \$1,600,000



 4  2  2

Property Type: House

Land Size: 653 sqm approx

Agent Comments

Comparable Properties



2 Cresthaven Ct DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$2,015,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 1003 sqm approx



39 Maggs St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  3

Price: \$2,020,000

Method: Auction Sale

Date: 23/11/2024

Property Type: House (Res)

Land Size: 726 sqm approx



23 Woodhall Wynd DONVALE 3111 (REI)

Agent Comments

 4  2  3

Price: \$1,940,000

Method: Private Sale

Date: 01/11/2024

Property Type: House (Res)

Land Size: 984 sqm approx

Account - Barry Plant | P: 03 9842 8888