

# 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

138 Landscape Drive, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$2,030,000

### Median sale price

Median price \$1,651,000 Property Type House Suburb Doncaster East

Period - From 01/04/2024 to 30/06/2024 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 Van Unen Ct DONCASTER EAST 3109	\$1,890,000	22/06/2024
2	2 Barwon Ct DONVALE 3111	\$2,065,000	01/05/2024
3	1 Longstaff Ct DONCASTER EAST 3109	\$1,835,000	01/02/2024

**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:

30/07/2024 18:38



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**Property Type:** House  
**Land Size:** 756 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,850,000 - \$2,030,000  
**Median House Price**  
June quarter 2024: \$1,651,000

## Comparable Properties



**2 Van Unen Ct DONCASTER EAST 3109 (REI)**   **Agent Comments**

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**Price:** \$1,890,000  
**Method:** Auction Sale  
**Date:** 22/06/2024  
**Property Type:** House (Res)  
**Land Size:** 787 sqm approx



**2 Barwon Ct DONVALE 3111 (REI)**   **Agent Comments**

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**Price:** \$2,065,000  
**Method:** Expression of Interest  
**Date:** 01/05/2024  
**Property Type:** House (Res)  
**Land Size:** 803 sqm approx



**1 Longstaff Ct DONCASTER EAST 3109 (REI/VG)**   **Agent Comments**

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**Price:** \$1,835,000  
**Method:** Private Sale  
**Date:** 01/02/2024  
**Property Type:** House  
**Land Size:** 820 sqm approx

**Account - Barry Plant** | P: 03 9842 8888