

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 46 Long Valley Way, Doncaster East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,310,000

Median sale price

Median price \$1,500,000

Property type House

Suburb Doncaster East

Period - From 1/4/2021

to

30/06/21

Source REIV

Comparable property sales

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 49 Long Valley Way, Doncaster East	\$1,180,000	13/5/21
2 24 Red Plum Place, Doncaster East	\$ 1,280,000	10/7/21
3 11 Darran Rise, Doncaster East	\$ 1,366,000	29/7/21

This Statement of Information was prepared on: 8/11/2021

Comparable properties



\$1,180,000

49 Long Valley Way, Doncaster East, Victoria

DATE: 13/5/21

PROPERTY TYPE: HOUSE



5



3



2



791 sqm



\$1,280,000

24 Red Plum Place, Doncaster East, Victoria

DATE: 10/7/21

PROPERTY TYPE: HOUSE



4



2



2



792 sqm



\$1,366,000

11 Darran Rise, Doncaster East, Victoria

DATE: 29/7/21

PROPERTY TYPE: HOUSE



3



2



2



798 sqm x

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Our Difference



Average of only
21 days on market



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marketing fees



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guarantee