

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

34 Santa Rosa Boulevard, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,275,000 & \$1,375,000

Median sale price

Median price \$1,250,400 Property Type House Suburb Doncaster East

Period - From 01/10/2019 to 30/09/2020 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	6 Teringa Ct DONCASTER EAST 3109	\$1,362,000	15/05/2020
2	9 Larkin Ct DONCASTER EAST 3109	\$1,356,500	03/08/2020
3	88 Pine Hill Dr DONCASTER EAST 3109	\$1,275,000	31/10/2020

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:

04/11/2020 10:44

34 Santa Rosa Boulevard, Doncaster East Vic 3109



Tynan Carr
0423466695
tynancarr@jellisrcraig.com.au



4 2 4

Property Type: House
Land Size: 777 sqm approx
Agent Comments

Indicative Selling Price
\$1,275,000 - \$1,375,000
Median House Price
Year ending September 2020: \$1,250,400

Comparable Properties



6 Teringa Ct DONCASTER EAST 3109 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,362,000
Method: Private Sale
Date: 15/05/2020
Rooms: 5
Property Type: House (Res)
Land Size: 780 sqm approx



9 Larkin Ct DONCASTER EAST 3109 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,356,500
Method: Private Sale
Date: 03/08/2020
Property Type: House (Res)
Land Size: 855 sqm approx



88 Pine Hill Dr DONCASTER EAST 3109 (REI) **Agent Comments**

4 2 2

Price: \$1,275,000
Method: Auction Sale
Date: 31/10/2020
Property Type: House (Res)
Land Size: 788 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.