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

132 Andersons Creek Road, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	n \$1,400,000		&		\$1,500,000			
Median sale price								
Median price	\$1,600,000	Pro	operty Type	Hou	se		Suburb	Doncaster East
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4 Lisbon Ct DONCASTER EAST 3109	\$1,295,000	07/12/2024
2	46 Santa Rosa Blvd DONCASTER EAST 3109	\$1,600,000	05/12/2024
3	13 Crofton Tce DONCASTER EAST 3109	\$1,416,000	09/11/2024

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:

16/01/2025 11:53









Property Type: House (Previously Occupied - Detached) Land Size: 785 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price September quarter 2024: \$1,600,000

Comparable Properties

4 Lisbon Ct DONCASTER EAST 3109 (REI) ↓ 4 ↓ 2 ↓ 2 ↓ 2 Price: \$1,295,000 Method: Auction Sale Date: 07/12/2024 Property Type: House (Res) Land Size: 787 sqm approx	Agent Comments
46 Santa Rosa Blvd DONCASTER EAST 3109 (REI) 4 2 2 2 Price: \$1,600,000 Method: Sold Before Auction Date: 05/12/2024 Property Type: House (Res) Land Size: 785 sqm approx	Agent Comments
13 Crofton Tce DONCASTER EAST 3109 (REI) 14 Croft Constraints 14 Croft Constraints 15 Croft Constraints 15 Croft Constraints 16 Croft Constraints 16 Croft Constraints 17 Croft Constraints 18 Croft Constant 18 Croft	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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