

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

6 Kent Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,566,000

Property Type House

Suburb Doncaster East

Period - From 01/01/2023

to 31/03/2023

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	9 Harman CI DONCASTER EAST 3109	\$1,430,000	10/06/2023
2	36 Matisse Dr TEMPLESTOWE 3106	\$1,410,000	27/05/2023
3	3 Kent Ct DONCASTER EAST 3109	\$1,160,700	17/01/2023

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:

20/06/2023 15:31



 4  2  3

Property Type: House
Land Size: 718 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
March quarter 2023: \$1,566,000

Comparable Properties



9 Harman Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,430,000
Method: Auction Sale
Date: 10/06/2023
Property Type: House (Res)



36 Matisse Dr TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,410,000
Method: Private Sale
Date: 27/05/2023
Property Type: House
Land Size: 845 sqm approx



3 Kent Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,160,700
Method: Private Sale
Date: 17/01/2023
Property Type: House (Res)
Land Size: 665 sqm approx