

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

Dual school Zoned brand new 4 bedroom 3 bathroom double garage
DONCASTER EAST VIC 3109

Indicative selling price

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

Single Price

\$1,520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

Other

Suburb

Doncaster East

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

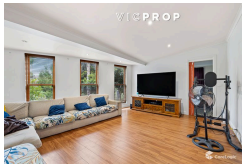
Date of sale

20 DIANNE STREET DONCASTER EAST VIC 3109	\$1,550,000	21-Mar-22
2A CALLISTEMON COURT DONCASTER EAST VIC 3109	\$1,506,000	04-Jan-22
1/108 BEVERLEY STREET DONCASTER EAST VIC 3109	\$1,500,000	12-May-23

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 6 months.~~

This Statement of Information was prepared on: 30 June 2023


**20 DIANNE STREET DONCASTER
EAST VIC 3109**

 4
  3
  2

Sold Price

\$1,550,000

Sold Date

21-Mar-22

Distance

0.83km

**2A CALLISTEMON COURT
DONCASTER EAST VIC 3109**

 4
  3
  2

Sold Price

\$1,506,000

Sold Date

04-Jan-22

Distance

1.35km

**1/108 BEVERLEY STREET
DONCASTER EAST VIC 3109**

 4
  3
  2

Sold Price

^{RS} **\$1,500,000**

Sold Date

12-May-23

Distance

0.46km
RS = Recent sale

UN = Undisclosed Sale

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