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

9 Argus Crescent, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,350,000		&		\$1,485,000				
Median sale p	rice								
Median price	\$1,550,000	Pro	operty Type	Hou	se		Suburb	Doncaster East	
Period - From	01/07/2021	to	30/06/2022		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.

Ado	dress of comparable property	Price	Date of sale
1	34 Barrabool St DONCASTER EAST 3109	\$1,450,000	18/06/2022
2	49 Saxonwood Dr DONCASTER EAST 3109	\$1,400,000	11/08/2022
3	6 Sonia St DONVALE 3111	\$1,356,000	27/08/2022

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:

13/10/2022 13:04





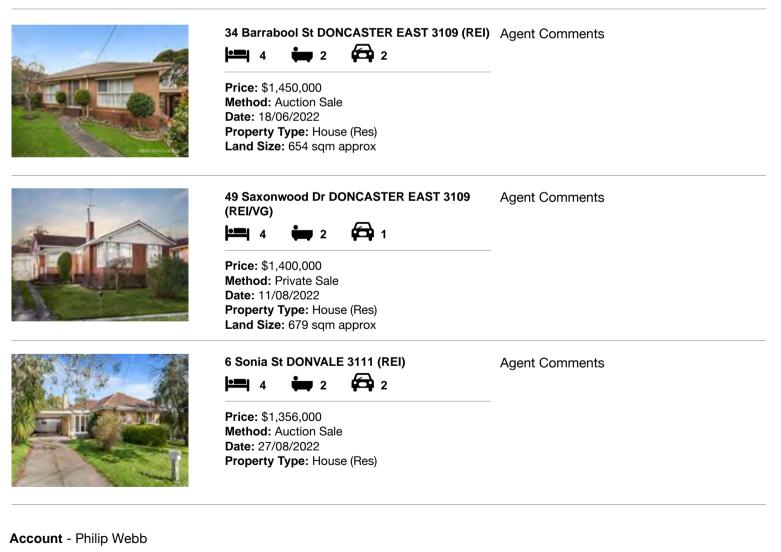




Rooms: 6 Property Type: House Land Size: 649.884 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,485,000 Median House Price Year ending June 2022: \$1,550,000

Magnificent 4 bedroom Home - Within Minutes drive to Westfield Shopping Town - Eastern Freeway and only minutes walk from Tunstall Square and walk to Doncaster East Secondary College and Donburn Primary Schools... with Magnificent views from your Naturally lit Balcony faceing North and views of the Yarra Ranges... A Must for anyone wanting Premium School Zoning! Call Harry 0458 766 958

Comparable Properties



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.