

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 between \$1,350,000

&

\$1,485,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Doncaster East

Period - From 01/07/2021

to

30/06/2022

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	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 facing North and views of the Yarra Ranges... A Must for anyone wanting Premium School Zoning! Call Harry 0458 766 958

Comparable Properties



34 Barrabool St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,450,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 654 sqm approx



49 Saxonwood Dr DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 11/08/2022
Property Type: House (Res)
Land Size: 679 sqm approx



6 Sonia St DONVALE 3111 (REI)

Agent Comments



Price: \$1,356,000
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)